COLUMBIA LIBRARIES OFFSITE
AVERY FINE ARTS RESTRICTED
AR01517791

ANNUAL
REPORT

OF THE

TAX COMMISSION

AND THE

TAX DEPARTMENT

OF THE CITY OF NEW YORK

JULY 1, 1950 TO JUNE 30, 1951

INCLUDES ASSESSED VALUATIONS FOR THE
FISCAL YEAR 1951-52

Ex Libris

SEYMOUR DURST

t' Fort nieuw Amſterdam op de Manhatans

FORT NEW AMSTERDAM (NEW YORK), 1651.

When you leave, please leave this book
Because it has been said
"Ever'thing comes t' him who waits
Except a loaned book."

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY
GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY

3.32 GUVCXL

ANNUAL
REPORT
OF THE
TAX COMMISSION
AND THE
TAX DEPARTMENT
TO
THE MAYOR OF THE CITY OF NEW YORK

JULY 1, 1950 TO JUNE 30, 1951

·1664·

This Report Also Includes Assessed Valuations
for the Fiscal Year 1951–52

TAX COMMISSION
AND
TAX DEPARTMENT

WILLIAM E. BOYLAND, *President*

JOHN V. DOWNEY
JOSEPH A. KENNEDY
BARNETT J. NOVA
EDWIN F. REILLY
HERBERT M. ROSENBERG
J. WALTER THOMPSON
Commissioners

ETHEL WALSH
Secretary

1950/1951

Digitized by the Internet Archive
in 2014

https://archive.org/details/annualreportofta1950newy

HONORABLE VINCENT R. IMPELLITTERI

Mayor of the City of New York

HONORABLE WILLIAM E. BOYLAND

President of the Tax Commission and the Tax Department
of the City of New York

Tax Commission of the City of New York

Sitting:—Herbert M. Rosenberg, William E. Boyland, *President*, Ethel Walsh, *Sec'y*, John V. Downey.
Standing:—J. Walter Thompson, Joseph A. Kennedy, Barnett J. Nova, Edwin F. Reilly.

November 15, 1951

Honorable Vincent R. Impellitteri
Mayor
The City of New York
City Hall
New York 7, N. Y.

My dear Mr. Mayor:

We respectfully submit to you the Annual Report of the Tax Commission and the Tax Department for the period July 1, 1950 to June 30, 1951. Included are the assessment statistics for the fiscal year of 1951–52.

Fully mindful of the responsibility vested by you in the Tax Commission, we earnestly endeavor to administer our duties for the common benefit of the municipality and its taxpayers.

Sincerely,

William E. Boyland, *President*

John V. Downey
Joseph A. Kennedy
Barnett J. Nova
Edwin F. Reilly
Herbert M. Rosenberg
J. Walter Thompson

Commissioners

ACKNOWLEDGMENT

The staff of assessors, junior assessors and clerks performed a great quantity of important work during the past year, for which wholehearted cooperation we are exceedingly grateful. These activities were performed under the direction of the supervisory staff, consisting of:

Andrew J. Caplis	Chief Assessor
James J. Dorman	Assessor-in-Charge, Manhattan
Harold V. Peterson	Technical Assistant
Joseph E. Boylston	Assessor-in-Charge, The Bronx
Joseph M. Foley	Technical Assistant
Charles G. Murphy	Technical Assistant and Acting Assessor-in-Charge, Brooklyn
Edward L. Merkle	Assessor-in-Charge, Queens
Charles J. Barbuti	Technical Assistant
William V. Cassidy	Technical Assistant
Robert C. Meyer	Assessor-in-Charge, Richmond
Cyril J. Corwin	Assessor-in-Charge, Real Estate of Utility Corporations and Special Franchises
Joseph A. Coyle	Acting Assessor-in-Charge, Research Bureau
Patrick J. Dennehy	Technical Assistant to the Chief Assessor and Acting Assessor-in-Charge, Certoriari Bureau
Benjamin L. Lee	Acting Surveyor
Seymour Weiss	Chief Clerk

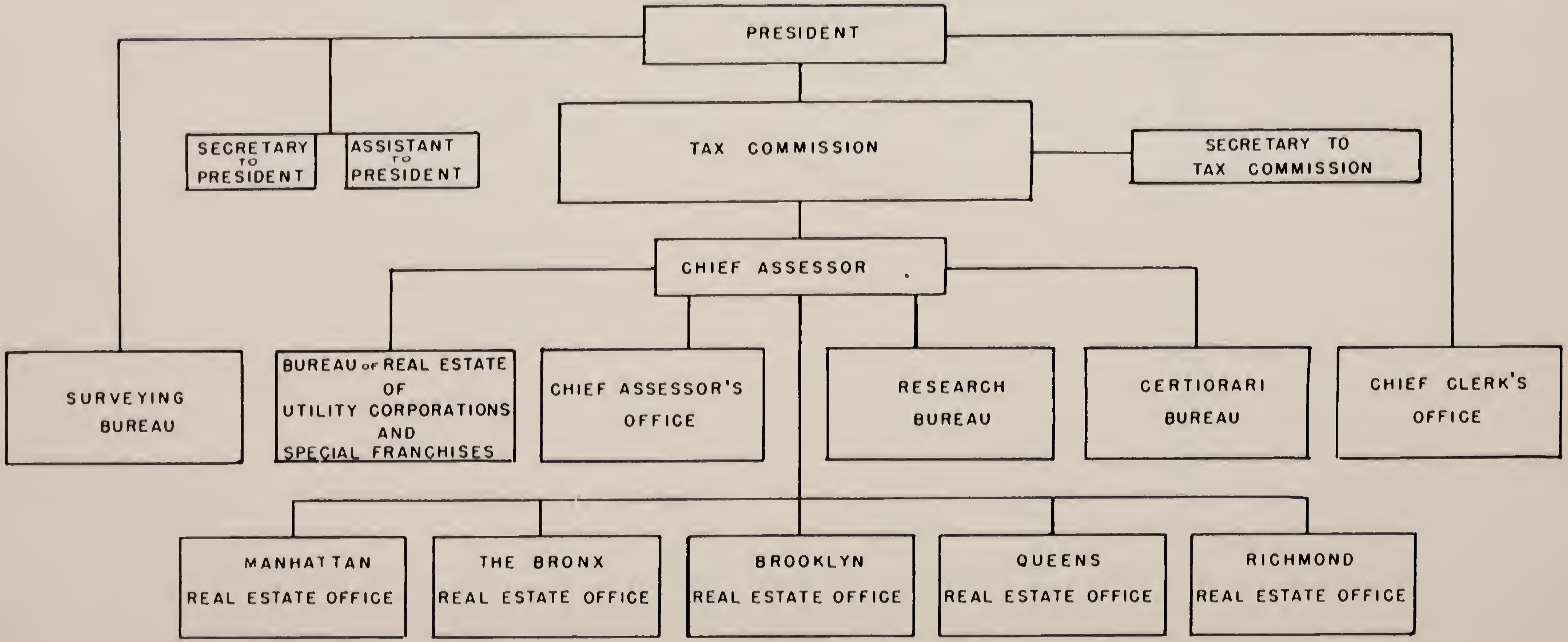
TABLE OF CONTENTS

	PAGE
Letter of Transmittal	8
Acknowledgment	9
Calendar of the Tax Department	11
Organization Chart	12
President of the Tax Commission	13
Tax Commission	13
Tax Department	14
Chief Assessor's Office	14
Real Estate Bureau	14
Bureau of Real Estate of Utility Corporations	15
Surveying Bureau	15
Research Bureau	16
Certiorari Bureau	16
Chief Clerk's Office	16
Assessment and Review Procedure	17
Trends and Conditions	18
Exempt Property	18
Changes in Assessed Valuations for 1951–52	19
Reductions and Increases in Ordinary Real Estate	27
Reductions and Increases in Real Estate of Utility Corporations	30
Changes in Land and Improvement Values by Sections	33
Changes in Assessed Valuations since 1932	47
Tax Rate and Tax Levy	51
Exempt Property for 1951–52	54
Building Classifications	56
New York State Equalization Table	57
Retired, Military Honor Roll and In Memoriam	58
Statistical Index	59

CALENDAR OF THE TAX DEPARTMENT

Assessment Period	July 1 to June 30
Field Period for Assessors	August 1 to January 25
Taxable Status Date	January 25
Tentative Assessed Valuations Open for Public Inspection	February 1 to March 15
Protest Period	February 1 to March 15
Hearing Period	February 1 to May 25
Final Assessed Valuations Open for Inspection	May 25
Assessment Rolls Delivered to Council	June 20
Tax Rate Fixed by the Council	June 25
Assessment Rolls Delivered to Treasurer	June 30
Last Day to Institute Certiorari Proceedings	October 24

ORGANIZATION OF THE TAX DEPARTMENT AS OF JUNE 1, 1951


PRESIDENT
SECRETARY TO PRESIDENT
ASSISTANT TO PRESIDENT
TAX COMMISSION
SECRETARY TO TAX COMMISSION
CHIEF ASSESSOR
SURVEYING BUREAU
BUREAU OF REAL ESTATE OF UTILITY CORPORATIONS AND SPECIAL FRANCHISES
CHIEF ASSESSOR'S OFFICE
RESEARCH BUREAU
CERTIORARI BUREAU
CHIEF CLERK'S OFFICE
MANHATTAN REAL ESTATE OFFICE
THE BRONX REAL ESTATE OFFICE
BROOKLYN REAL ESTATE OFFICE
QUEENS REAL ESTATE OFFICE
RICHMOND REAL ESTATE OFFICE

THE TAX COMMISSION AND THE TAX DEPARTMENT

President of the Tax Commission and the Tax Department

The President of the Tax Commission and the Tax Department is appointed by the Mayor. He is responsible for directing the assessment of real property and the preparation of assessment rolls. He is further responsible for the general administration of the Tax Department and the assignment of powers and duties to the Commissioners other than those specifically provided for in the Charter and in the Administrative Code. The President also serves on various committees by designation of the Mayor and is an ex-officio member of the Board of Revision of Assessments.

Tax Commission

The Tax Commission is composed of the President and six Commissioners who are appointed by the Mayor. It is charged with the duty of reviewing and correcting all assessments of real property.

During the hearing period in 1951, 25,478 applications for correction of tentative values of properties assessed as ordinary real estate were reviewed and 9,280 applications for exemption were examined. The Tax Commission reviewed, in addition, 265 applications for correction of tentative values of properties assessed as real estate of utility corporations.

As a result of these decisions, the final values for 1951–52 in New York City were determined as follows:

Ordinary Real Estate	$16,293,483,744
Real Estate of Utility Corporations	1,684,547,520
Special Franchises (by State Tax Commission)	798,725,282
Total Taxable Value	$18,776,756,546
Exempt Value	6,657,262,730
Total Value	$25,434,019,276

Tax Department

The primary task of the Tax Department is the assessment of real property for the purposes of local taxation. In order to promote the efficient discharge of this duty, the Tax Department is divided into seven specialized bureaus or offices. These are:

1. Chief Assessor's Office

This office supervises the assessment of real property in the five boroughs. It coordinates the operation of the borough offices and the various bureaus within the Tax Department. The Chief Assessor directs administrative procedures and cooperates with other City and State agencies. The Chief Assessor also makes preliminary examinations of all applications for exemption.

2. Real Estate Bureau

The assessment of ordinary real estate and exempt property, excepting the improvements of utility corporations, is made by the Real Estate Bureau. This work entails a detailed study of the 835,011 parcels in the City which are distributed geographically into 139 assessment districts.

During the past fiscal year, assessors increased the value of 26,306 existing properties by $129,236,881 and decreased 20,881 parcels by $78,259,295. The assessment of 10,874 new buildings added $253,359,990 to the tax roll; the full assessment of 2,700 buildings in the course of construction the previous year added $139,335,766.

Alterations to 8,344 existing structures were valued at $32,078,600.

Changes in ownership or in use necessitated the restoration of 1,543 exempt properties to the tax roll. This represented an increase of $36,306,960.

Decreases for demolition and condemnation for street purposes affected 1,355 parcels and resulted in an assessed valuation loss of $8,098,389.

In addition to the assessment work, valuations are entered in the field books, in the annual record books, in the assessment rolls, in the annual record published by the City Record, and on the property cards. The Real Estate Bureau also computes the taxes due on each property and certifies these amounts to the City Treasurer for collection.

3. Bureau of Real Estate of Utility Corporations and Special Franchises

The assessors of this bureau, nine of whom are licensed professional engineers, and the land assessor re-appraise yearly all the operating property of utility corporations within the City. The principal classes of such taxable property are railroads; gas manufacturing plants; electric and steam generating plants and electric sub-stations; telephone exchanges; associated service buildings and office buildings; transmission and distribution property, such as mains, tunnels, pipes, conduits, poles, wires, etc.; and miscellaneous special property in streets and on City land.

Of the 6,664 parcels within the jurisdiction of this bureau, the values of 509 parcels were increased for all causes by $62,248,535; and the values of 643 parcels were decreased by $25,340,280 because of equalization changes, demolitions, transfers to exempt status, and losses to street.

Taxable property assessed by this bureau was valued at $1,684,547,520 for 1951–52. The assessment of exempt property amounted to $1,961,676,080.

Special Franchises include the tangible property of public service corporations situated in streets and public places combined with the value of the privilege of maintaining and operating them. Special Franchises are assessed by the State Tax Commission which certifies the values to the City Tax Commission. These values are then placed upon the assessment rolls of the City.

Special Franchises were valued at $798,725,282 for the year of 1951–52.

4. Surveying Bureau

The Surveying Bureau prepares, corrects, and revises the tax maps and the land maps used by the Tax Department. Duplicate copies of the tax maps are filed and maintained in the offices of the Department of Finance and the Department of Water Supply, Gas and Electricity.

The Surveyor notes all changes in the City Plan upon the land maps of the counties of New York and The Bronx; these maps are filed in the offices of the City Register and the County Clerk of the two counties, and in the Finance and the Tax Departments. All zoning amendments are appended to the zoning maps on file in the Tax Department.

The Surveying Bureau maintains a photostat plant and a bindery. These units perform, in addition to their duties pertaining to the Tax Department, a considerable quantity of important work requested by other City Departments and agencies, such as photostating tax maps for the Law Department and binding departmental estimates for the Budget Director.

5. Research Bureau

The Research Bureau is engaged in primary research in the fields of real estate economics, valuation techniques, and construction costs, in order to assist the assessors and to aid the Tax Commission in its work of equalization of assessed valuations. It studies every sale of real property made in the City and processes all significant sales into statistics and charts to demonstrate the relationships existing between assessed valuations and sales prices. The bureau also directs the printing (by tabulating machines) of the 705 volumes of the "Annual Record of Assessed Valuations" and approximately 140 volumes of the assessors' Field Books each year.

The Photographic Division, a unit of the bureau, contributes vital classification data to these studies. Approximately 11,000 buildings were photographed and processed on property cards during the past year by the division.

6. Certiorari Bureau

The Certiorari Bureau receives and records petitions to review the decisions of the Tax Commission on applications for correction or exemption. It supervises the return of these petitions and cooperates with the Law Department and the Comptroller in expediting settlements after they have been approved by the Tax Commission.

In 1950, 11,287 petitions were filed.

7. Chief Clerk's Office

This office maintains all personnel and payroll records. It prepares the annual budget of the Tax Department under the direction of the President. It requisitions supplies and approves payment for all services and materials. Whenever such action is necessary, the Chief Clerk requests the Budget Director and the Civil Service Commission to make appointments from eligible civil service lists to various positions in the Tax Department.

Assessment Procedure

It is the duty of the assessor to determine valuations which represent, in his opinion, the sum for which each property would sell under ordinary circumstances, as provided by law. In arriving at these valuations, the assessor is guided by the established methods of Comparison, Capitalization, and Reproduction Cost.

Each assessor is assigned to a geographical district. He is provided with maps, field books and property cards; these cards detail the history of each property for twenty-five years regarding sales, mortgages, leases, court decisions, income, expenses, structural features, volumes and areas, layouts, estimated construction costs, alterations, etc. The assessor must examine every property in his district at least once during the field period which extends from August 1 to January 25; the latter date is the taxable status date.

The Annual Record of Assessed Valuations, which contains the tentative valuations as calculated by the assessors, is open for public inspection on February 1.

Review Procedure

Property owners may protest tentative assessed valuations between February 1 and March 15. Hearings are granted when requested by the owner or his representative. The Tax Commission reviews the application for correction of assessment and judges the merits of the applicant's contentions of over-assessment, inequality, or illegality. The decision of the Tax Commission is noted in the Annual Record of Assessed Valuations on May 25.

A further review of the decision of the Tax Commission is obtainable through the instituting of review proceedings in the Supreme Court of the State of New York.

After filing a petition, the taxpayer is given an opportunity to negotiate a settlement of his claim before trial. He may apply for a hearing to the Tri-Departmental Board. This board is composed of representatives of the Corporation Counsel's Office, the Comptroller's Office and the Tax Department. If circumstances warrant, a settlement may be effectuated.

If a settlement is not attained, the Tri-Departmental Board makes a further effort to effect an agreement by inviting the owner or his representative to attend a hearing scheduled after the case has been noticed for trial. This is known as a Note of Issue hearing.

In the event that these efforts do not effectuate a settlement, the taxpayer may try his case in the Supreme Court. Further appeal is possible to the Appellate Division and, in some instances, to the Court of Appeals.

Trends and Conditions in Real Estate

The impact of the Korean situation, with its consequent credit restrictions, had not seriously lessened the tremendous post-war expansion in New York City as of January 25, 1951.

The imposition of construction and material controls, however, may diminish the volume of new construction and alteration work in the near future.

Exempt Property

The total valuation of exempt property is $6,657,262,730; this constitutes 26.2% of the total valuation of all real property in New York City.

In terms of the value of exempt property, 66.5% is owned by the City of New York; .9% by the State of New York; 5.4% by the United States; and 18.1% by miscellaneous corporations or individuals. Various housing exemptions account for the remaining 9.1% of the total.

The Tax Commission has carefully investigated the ownership and the use of every exempt parcel. In the event of a change of ownership or of use, the property is restored immediately to taxable status.

ASSESSED VALUATIONS

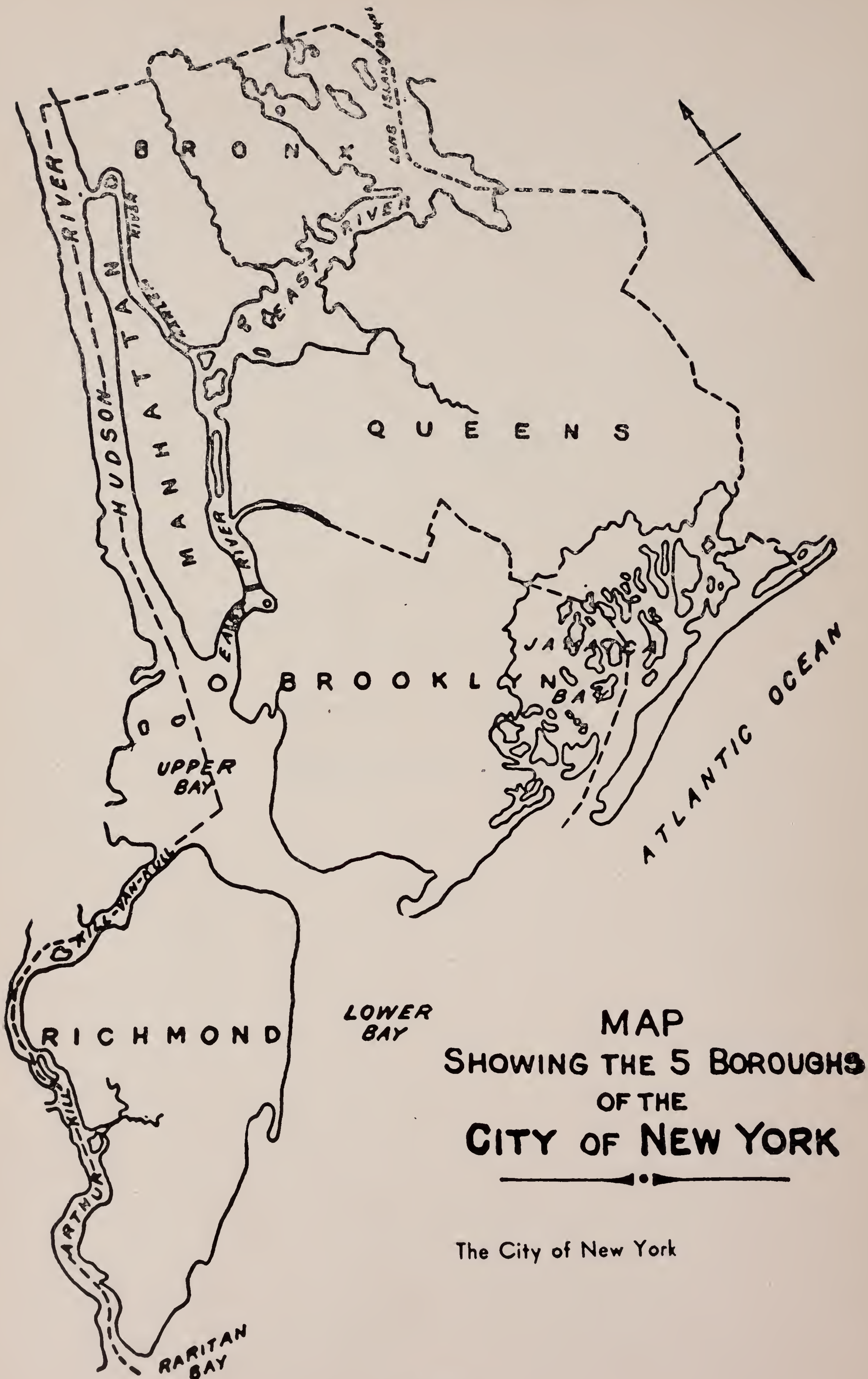
FOR

1951–52

CHANGES BY ASSESSORS
AND BY COMMISSIONERS

FOR

1951–52



MAP
SHOWING THE 5 BOROUGHS
OF THE
CITY OF NEW YORK

The City of New York

ASSESSED VALUE OF ALL REAL ESTATE IN NEW YORK CITY FOR 1951–52

	MANHATTAN	THE BRONX	BROOKLYN	QUEENS	RICHMOND	TOTAL
Ordinary Real Estate						
Land	$ 3,629,684,925	$ 698,242,922	$1,349,671,413	$ 979,974,944	$123,490,235	$ 6,781,064,439
Improvements	3,579,311,290	1,260,365,320	2,466,804,050	2,012,846,175	193,092,470	9,512,419,305
Total	$ 7,208,996,215	$1,958,608,242	$3,816,475,463	$2,992,821,119	$316,582,705	$16,293,483,744
Real Estate of Utility Corporations						
Land	$ 102,976,610	$ 37,400,655	$ 26,997,625	$ 40,889,585	$ 3,970,425	$ 212,234,900
Improvements	721,335,990	223,728,785	294,466,350	208,006,695	24,774,800	1,472,312,620
Total	$ 824,312,600	$ 261,129,440	$ 321,463,975	$ 248,896,280	$ 28,745,225	$ 1,684,547,520
Special Franchises	346,773,900	110,058,336	172,821,824	156,154,998	12,916,224	798,725,282
Total Taxable Real Estate	$ 8,380,082,715	$2,329,796,018	$4,310,761,262	$3,397,872,397	$358,244,154	$18,776,756,546
Total Exempt Real Estate	3,300,253,117	721,390,851	1,632,151,020	804,335,437	199,132,305	6,657,262,730
Total All Real Estate	$11,680,335,832	$3,051,186,869	$5,942,912,282	$4,202,207,834	$557,376,459	$25,434,019,276

ASSESSED VALUE OF ALL REAL ESTATE FOR 1950–51 AND 1951–52 BY BOROUGHS SHOWING AMOUNT OF INCREASE OR DECREASE

	Ordinary Real Estate		Real Estate of Utility Corporations					
Borough	Land	Total	Land	Total	Special Franchises	Total Taxable Real Estate	Exempt Real Estate	Total Value of all Real Estate
Manhattan								
1950–51....	$ 3,633,190,845	$ 7,150,297,100	$105,676,610	$ 810,096,100	$330,848,200	$ 8,291,241,400	$3,197,922,431	$11,489,163,831
1951–52....	3,629,684,925	7,208,996,215	102,976,610	824,312,600	346,773,900	8,380,082,715	3,300,253,117	11,680,335,832
	3,505,920(D)	58,699,115(I)	2,700,000(D)	14,216,500(I)	15,925,700(I)	88,841,315(I)	102,330,686(I)	191,172,001(I)
The Bronx								
1950–51....	694,924,156	1,937,311,706	37,587,565	259,222,650	104,362,752	2,300,897,108	658,231,610	2,959,128,718
1951–52....	698,242,922	1,958,608,242	37,400,655	261,129,440	110,058,336	2,329,796,018	721,390,851	3,051,186,869
	3,318,766(I)	21,296,536(I)	186,910(D)	1,906,790(I)	5,695,584(I)	28,898,910(I)	63,159,241(I)	92,058,151(I)
Brooklyn								
1950–51....	1,346,039,918	3,763,810,643	27,055,675	312,398,075	163,702,140	4,239,910,858	1,548,540,168	5,788,451,026
1951–52....	1,349,671,413	3,816,475,463	26,997,625	321,463,975	172,821,824	4,310,761,262	1,632,151,020	5,942,912,282
	3,631,495(I)	52,664,820(I)	58,050(D)	9,065,900(I)	9,119,684(I)	70,850,404(I)	83,610,852(I)	154,461,256(I)
Queens								
1950–51....	959,740,431	2,835,501,921	41,280,610	242,444,640	138,695,364	3,216,641,925	734,560,072	3,951,201,997
1951–52....	979,974,944	2,992,821,119	40,889,585	248,896,280	156,154,998	3,397,872,397	804,335,437	4,202,207,834
	20,234,513(I)	157,319,198(I)	391,025(D)	6,451,640(I)	17,459,634(I)	181,230,472(I)	69,775,365(I)	251,005,837(I)
Richmond								
1950–51....	123,916,990	307,610,205	3,985,425	28,694,975	11,141,904	347,447,084	191,149,945	538,597,029
1951–52....	123,490,235	316,582,705	3,970,425	28,745,225	12,916,224	358,244,154	199,132,305	557,376,459
	426,755(D)	8,972,500(I)	15,000(D)	50,250(I)	1,774,320(I)	10,797,070(I)	7,982,360(I)	18,779,430(I)
New York City								
1950–51....	6,757,812,340	15,994,531,575	215,585,885	1,652,856,440	748,750,360	18,396,138,375	6,330,404,226	24,726,542,601
1951–52....	6,781,064,439	16,293,483,744	212,234,900	1,684,547,520	798,725,282	18,776,756,546	6,657,262,730	25,434,019,276
	23,252,099(I)	298,952,169(I)	3,350,985(D)	31,691,080(I)	49,974,922(I)	380,618,171(I)	326,858,504(I)	707,476,675(I)

(I) Increase.
(D) Decrease.

ORDINARY REAL ESTATE (LAND AND IMPROVEMENTS)
Changes by Assessors
1951–52

Borough	Final Assessed Value 1950-51	Increase for Equalization	Increase for Alterations	Increase for New Bldgs.	Increase for Bldgs. Completed Since 1950-51	Increase for Restored Exemptions	Increase by Trans. from R.E. of U.C.	Increase for Restoration from Street	Total Gross Increase
Manhattan........	$ 7,150,297,100	$ 68,993,561	$16,166,500	$ 74,908,600	$ 34,694,000	$27,331,300	$2,284,200	....	$224,378,161
The Bronx........	1,937,311,706	10,461,565	2,090,650	23,952,750	27,394,321	2,947,085	367,850	....	67,214,221
Brooklyn..........	3,763,810,643	12,611,505	8,192,875	39,290,275	23,903,222	3,548,985	337,900	$1,358,200	89,242,962
Queens............	2,835,501,921	36,205,110	4,857,250	108,892,695	49,512,023	2,145,925	734,000	....	202,347,003
Richmond........	307,610,205	968,140	771,325	6,315,670	3,832,200	333,665	117,000	....	12,338,000
Total........	$15,994,531,575	$129,239,881	$32,078,600	$253,359,990	$139,335,766	$36,306,960	$3,840,950	$1,358,200	$595,520,347

Borough	Decrease for Equalization	Decrease for Demolition	Decrease by Transfer to R.E. of U.C.	Decrease Due to Acquis'n by City for Streets	Decrease for Exemptions by Tax Commission	Total Gross Decrease	1951-52 Tentative Record of Assessed Valuation
Manhattan........	$58,342,350	$3,598,410	$266,200	$ 724,200	$33,742,361	$ 96,673,521	$ 7,278,001,740
The Bronx........	12,411,610	566,550	....	20,074	21,488,771	34,487,005	1,970,038,922
Brooklyn..........	4,436,900	1,365,050	43,250	309,865	14,970,167	21,125,232	3,831,928,373
Queens............	2,582,725	978,225	31,825	355,025	13,727,955	17,675,755	3,020,173,169
Richmond........	490,110	151,425	5,000	32,565	289,075	968,175	318,980,030
Total........	$78,263,695	$6,659,660	$346,275	$1,441,729	$84,218,329	$170,929,688	$16,419,122,234

Key: R.E. of U.C. Real Estate of Utility Corporations.

APPLICATIONS FOR CORRECTION 1951–52

Ordinary Real Estate

	1 & 2 Family and Vacant		Multi-Family		Commercial and Industrial		All Applications	
	No. Filed	Parcels Affected	No. Filed	Parcels Affected	No. Filed	Parcels Affected	No. Filed	Parcels Affected
MANHATTAN								
Hearings........	644	706	7,035	7,627	4,898	5,194	12,577	13,527
Submitted.......	81	81	557	597	400	430	1,038	1,108
Total.........	725	787	7,592	8,224	5,298	5,624	13,615	14,635
THE BRONX								
Hearings........	467	532	2,851	2,974	814	837	4,132	4,343
Submitted.......	162	163	516	523	54	55	732	741
Total.........	629	695	3,367	3,497	868	892	4,864	5,084
BROOKLYN								
Hearings........	498	522	1,502	1,603	1,288	1,373	3,288	3,498
Submitted.......	127	137	101	104	81	81	309	322
Total.........	625	659	1,603	1,707	1,369	1,454	3,597	3,820
QUEENS								
Hearings........	1,044	1,636	617	706	808	876	2,469	3,218
Submitted.......	425	502	83	83	112	119	620	704
Total.........	1,469	2,138	700	789	920	995	3,089	3,922
RICHMOND								
Hearings........	166	238	13	18	36	43	215	299
Submitted.......	90	95	5	5	3	3	98	103
Total.........	256	333	18	23	39	46	313	402
NEW YORK CITY								
Hearings........	2,819	3,634	12,018	12,928	7,844	8,323	22,681	24,885
Submitted.......	885	978	1,262	1,312	650	688	2,797	2,978
Total.........	3,704	4,612	13,280	14,240	8,494	9,011	25,478	27,863

NUMBER OF APPLICATIONS FOR EXEMPTION 1951–52

Borough	Miscel-laneous	N. Y. City	N. Y. State	U. S. Gov't.	Limited Dividend Housing	Parsonage	Clergy	Pensions	Number of Appli-cations
Manhattan.	104	. . .	. . .	. . .	. . .	1	2	15	122
The Bronx.	60	6	. . .	. . .	5	6	2	434	513
Brooklyn.	113	. . .	. . .	. . .	. . .	1	16	1,753	1,883
Queens.	75	31	. . .	. . .	3	7	5	5,390	5,511
Richmond.	21	. . .	. . .	. . .	. . .	2	. . .	1,228	1,251
Total.	373	37	. . .	. . .	8	17	25	8,820	9,280

ORDINARY REAL ESTATE (LAND AND IMPROVEMENTS)

Changes by Commissioners

1951–52

Borough	Tentative Value 1951-52	Increase by Notice	Increase by Transfer from R.E.U.C.	Reductions on Applications	Decrease for Incomplete Buildings in Progress	Decrease for Demolition	Decrease for Loss to Streets	Decrease for Transfer to R.E.U.C.	Net Decrease Excluding Exemptions
Manhattan........	$ 7,278,001,740	$ 40,000	....	$39,600,400	$14,317,500	$17,700	......	......	$53,895,600
The Bronx........	1,970,038,922	44,475	....	5,175,800	1,236,350	......	......	......	6,367,675
Brooklyn.........	3,831,928,373	358,750	....	4,231,850	5,180,900	1,250	......	......	9,055,250
Queens...........	3,020,173,169	117,100	....	1,971,000	10,181,550	28,500	$13,860	$8,500	12,086,310
Richmond........	318,980,030	27,400	....	538,650	154,900	......	......	......	666,150
Total........	$16,419,122,234	$587,725	....	$51,517,700	$31,071,200	$47,450	$13,860	$8,500	$82,070,985

New Exemptions

Borough	Miscel-laneous	N. Y. City	N. Y. State	U. S. Gov't.	Housing Limited Dividend	State Aided Housing	Parson-age	Clergy	Pension	Total Exemp-tions	Total Net Decrease	Final Value 1951-52
Manhattan........	$13,924,800	$1,148,000	.....	.....	......	......	$10,500	$3,000	$ 23,625	$15,109,925	$ 69,005,525	$ 7,208,996,215
The Bronx........	3,855,250	577,000	.....	.....	......	$18,680	17,500	3,000	591,575	5,063,005	11,430,680	1,958,608,242
Brooklyn.........	3,941,810	288,000	.....	.....	......	......	28,700	24,000	2,115,150	6,397,660	15,452,910	3,816,475,463
Queens...........	3,757,300	729,140	.....	.....	$5,491,400	......	21,000	7,500	5,259,400	15,265,740	27,352,050	2,992,821,119
Richmond........	323,800	210,100	.....	.....	......	......	6,000	.....	1,191,275	1,731,175	2,397,325	316,582,705
Total........	$25,802,960	$2,952,240	.....	.....	$5,491,400	$18,680	$83,700	$37,500	$9,181,025	$43,567,505	$125,638,490	$16,293,483,744

SUMMARY OF REDUCTIONS AND INCREASES IN ASSESSED VALUES OF ORDINARY REAL ESTATE

(1951–52)

Reductions for Equalization			
Decrease for Equalization (Assessors)			$ 78,263,695
Reductions on Application (Commissioners)			51,517,700
Total			$129,781,395
Other Reductions			
Demolition (Assessors)	$ 6,659,660		
Loss to Street (Assessors)	1,441,729		
Demolition (Commissioners)	47,450		
Loss to Street (Commissioners)	13,860		
Total		$ 8,162,699	
Exemptions (On Jan. 26, 1951)	$ 84,218,329		
Exemptions (Commissioners)	43,567,505		
Transfer to R.E.U.C.	354,775		
Total		$128,140,609	
Total Other Reductions			$136,303,308
REDUCTIONS IN TOTALS			$266,084,703
Increases for New Buildings and Improvements			
New Buildings (Assessors)	$253,359,990		
Incomplete New Buildings (Commissioners)	31,071,200		
Net New Buildings in Progress		$222,288,790	
Alterations (Assessors)		32,078,600	
New Buildings in Progress previous year (Assessors)		139,335,766	
Total for New Buildings and Improvements			$393,703,156
Increases for Equalization (Assessors)			129,239,881
Other Increases			
Transfer from R.E.U.C. (Assessors)	$ 3,840,950		
Increase by Notice (Commissioners)	587,725		
Exemptions Restored (Assessors)	36,306,960		
Restoration from Street (Assessors)	1,358,200		
Total Other Increases			$42,093,835
INCREASES IN TOTALS			$565,036,872
Net Increase			$298,952,169
Assessed Value 1950–1951 (Ordinary R. E.)		$15,994,531,575	
Assessed Value 1951–1952 (Ordinary R. E.)		16,293,483,744	
INCREASE			$298,952,169

REAL ESTATE OF UTILITY CORPORATIONS (LAND AND IMPROVEMENTS)

Changes by Assessors

1951–52

Borough	Final Assessed Value 1950-51	Increase for Equalization	Increase for Alteration	Inc. for New Structures Machinery & Equipment	Increase for Bldgs. Completed Since 1950-51	Increase for Restored Exemptions	Increase for Transfer from O.R.E.	Increase for Restoration from Street	Increase for Transfer from Spec. Franchise	Total Gross Increase
Manhattan.......	$ 810,096,100	$2,052,100	$20,302,100	$ 6,902,100	.....	$157,000	$266,200	.....	.....	$29,679,500
The Bronx.......	259,222,650	1,229,250	4,866,560	29,900	.....	.....	.....	.....	.....	6,125,710
Brooklyn.........	312,398,075	312,550	11,904,300	3,828,700	.....	.....	43,250	.....	.....	16,088,800
Queens...........	242,444,640	157,825	8,159,500	1,635,250	.....	34,100	31,825	$5,100	.....	10,023,600
Richmond........	28,694,975	21,700	486,400	162,700	$1,400	.....	5,000	.....	.....	677,200
Total........	$1,652,856,440	$3,773,425	$45,718,860	$12,558,650	$1,400	$191,100	$346,275	$5,100	.....	$62,594,810

Borough	Decrease for Equalization	Decrease for Demolition	Decrease for Transfer to O.R.E.	Decrease for Exemptions by Tax Commission	Decrease for Loss to Streets	Total Gross Decrease	1951-52 Tentative Record of Assessed Valuations	Net Increase
Manhattan.......	$4,488,000	$2,293,500	$2,284,200	$4,737,300	$26,000	$13,829,000	$825,946,600	$15,850,500
The Bronx........	911,450	1,816,010	367,850	1,123,400	210	4,218,920	261,129,440	1,906,790
Brooklyn.........	1,568,990	1,333,010	337,900	3,766,000	......	7,005,900	321,480,975	9,082,900
Queens...........	1,123,100	1,712,860	734,000	10,500	......	3,580,460	248,887,780	6,443,140
Richmond........	229,700	200,250	117,000	....	......	546,950	28,825,225	130,250
Total........	$8,321,240	$7,355,630	$3,840,950	$9,637,200	$26,210	$29,181,230	$1,686,270,020	$33,413,580

REAL ESTATE OF UTILITY CORPORATIONS (LAND AND IMPROVEMENTS)

Changes by Commissioners

1951–52

Borough	Tentative Value 1951-52	Increase for Transfer from Ordinary Real Estate	Reductions on Applications	Decrease for Demolitions	New Buildings (Progress)	Decrease for Trsfr. to Real Estate Indicated by Parcel No.	New Exemptions (Misc.)	New Exemptions City of N. Y.	Net Decrease	Final Value 1951-52
Manhattan.......	$ 825,946,600	.....	$1,634,000	....	....	.....	.....	.....	$1,634,000	$ 824,312,600
The Bronx........	261,129,440	.....	....	....	....	.....	.....	.....	....	261,129,440
Brooklyn.........	321,480,975	.....	17,000	....	....	.....	.....	.....	17,000	321,463,975
Queens...........	248,887,780	$8,500	....	....	....	.....	.....	.....	8,500*	248,896,280
Richmond........	28,825,225	.....	....	....	$80,000	.....	.....	.....	80,000	28,745,225
Total........	$1,686,270,020	$8,500	$1,651,000	....	$80,000	.....	.....	.....	$1,722,500	$1,684,547,520

* Increase.

APPLICATIONS FOR CORRECTION 1951–52

Real Estate of Utility Corporations

	Manhattan	The Bronx	Brooklyn	Queens	Richmond	New York City
Hearings.........	92	29	51	28	..	200
Submitted........	22	12	11	8	13	66
Total........	114	41	62	36	13	266

SUMMARY OF REDUCTIONS AND INCREASES IN ASSESSED VALUES OF REAL ESTATE OF UTILITY CORPORATIONS

(1951–52)

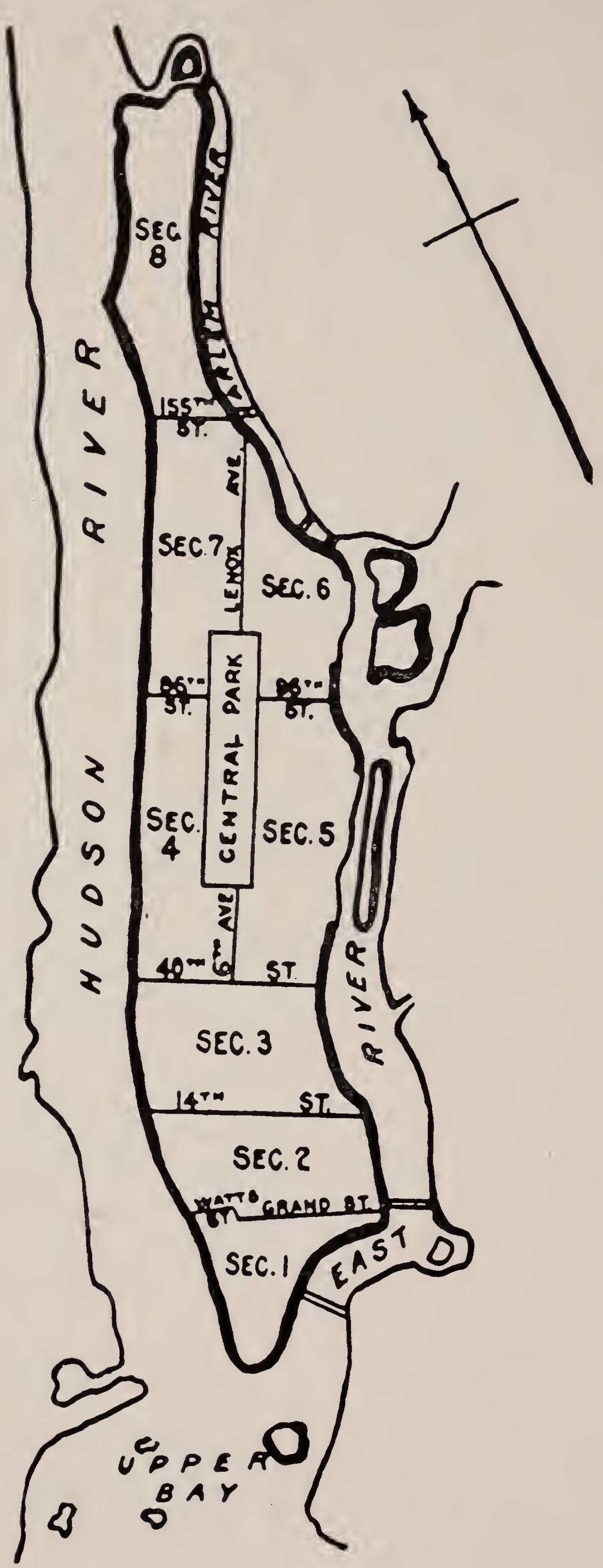
Reductions for Equalization			
Decrease for Equalization (Assessors)			$ 8,321,240
Reductions on Applications (Commissioners)			1,651,000
Total			$ 9,972,240
Other Reductions			
Demolition (Assessors)	$ 7,355,630		
Loss to Street (Assessors)	26,210		
Demolition (Commissioners)	....		
Loss to Street (Commissioners)	....		
Total		$ 7,381,840	
Exemptions (On Jan. 26, 1951)	$ 9,637,200		
Exemptions (Commissioners)	....		
Transfer to O.R.E.	3,840,950		
Total		$13,478,150	
Total Other Reductions			$20,859,990
REDUCTIONS IN TOTALS			$30,832,230
Increases for New Buildings and Improvements			
New Buildings (Assessors)	$12,558,650		
Incomplete New Buildings (Commissioners)	80,000		
Net New Buildings		$12,478,650	
Alterations (Assessors)		45,718,860	
New Buildings in Progress previous year (Assessors)		1,400	
Total for New Buildings and Improvements			$58,198,910
Increases for Equalization (Assessors)			3,773,425
Other Increases			
Transfer from O.R.E. (Assessors)	354,775		
Increase by Notice (Commissioners)	....		
Exemptions Restored (Assessors)	191,100		
Restoration from Street (Assessors)	5,100		
Total Other Increases			$550,975
INCREASES IN TOTALS			$62,523,310
Net Increase			$31,691,080
Assessed Value 1950–51 (R.E.U.C.)		$1,652,856,440	
Assessed Value 1951–52 (R.E.U.C.)		1,684,547,520	
INCREASE			$31,691,080

CHANGES

IN

LAND AND IMPROVEMENT VALUES BY SECTIONS

1951–52



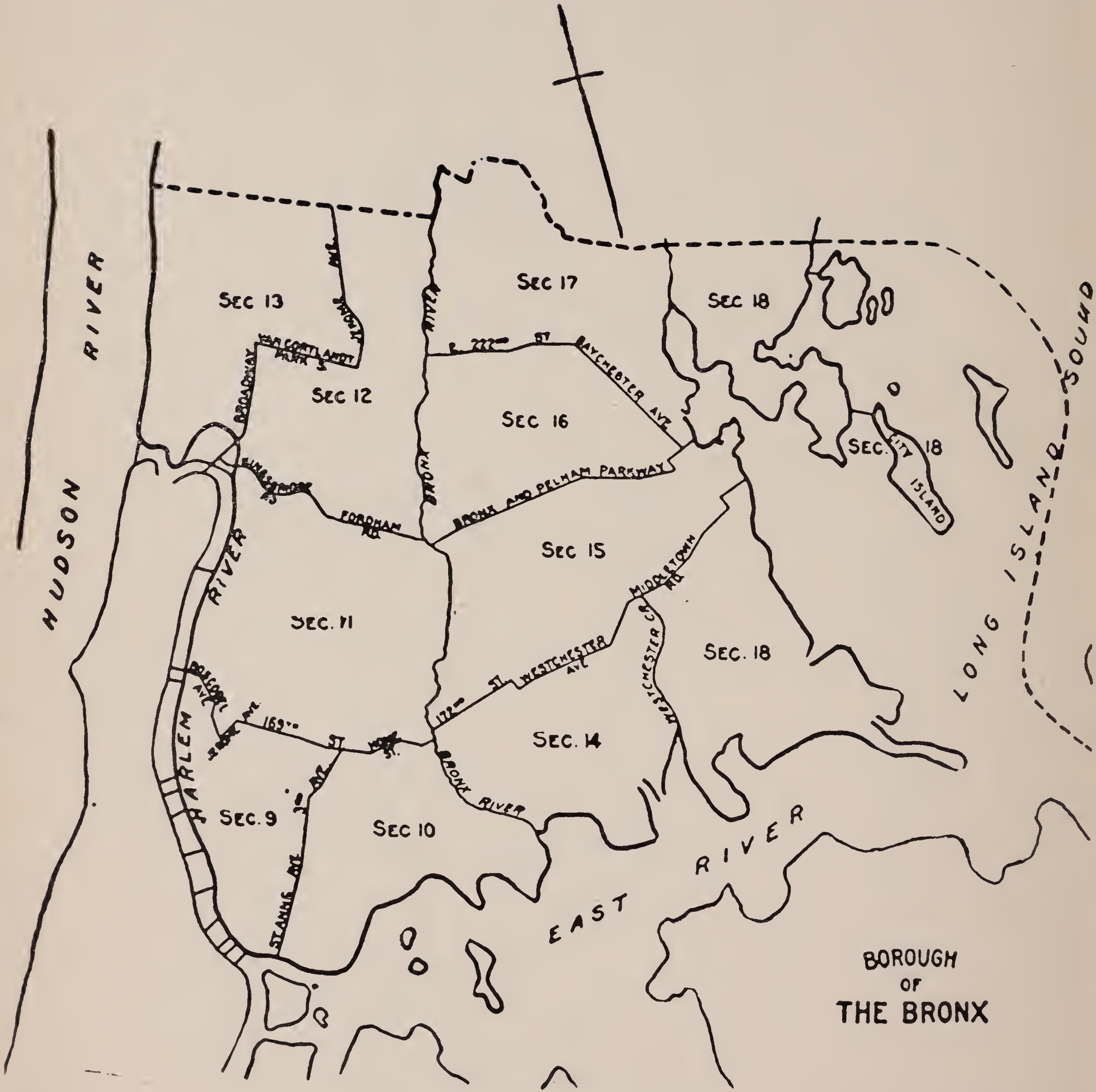
BOROUGH
OF
MANHATTAN

MANHATTAN

LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

Section		1950–51			1951–52			Increase	
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1..........	$ 533,966,650	$ 440,633,350	$ 974,600,000	$ 526,520,250	$ 438,918,050	$ 965,438,300	$7,446,400*	$ 1,715,300*	$ 9,161,700*
2..........	272,164,077	293,013,585	565,177,662	271,495,772	290,414,730	561,910,502	668,305*	2,598,855*	3,267,160*
3..........	663,055,025	739,191,850	1,402,246,875	666,187,625	757,986,950	1,424,174,575	3,132,600	18,795,100	21,927,700
4..........	648,342,152	522,772,325	1,171,114,477	646,570,952	548,355,625	1,194,926,577	1,771,200*	25,583,300	23,812,100
5..........	1,095,329,325	972,760,725	2,068,090,050	1,102,540,930	999,713,995	2,102,254,925	7,211,605	26,953,270	34,164,875
6..........	97,839,286	92,473,975	190,313,261	95,481,136	93,364,875	188,846,011	2,358,150*	890,900	1,467,250*
7..........	206,186,050	263,716,145	469,902,195	203,148,710	259,572,235	462,720,945	3,037,340*	4,143,910*	7,181,250*
8..........	116,308,280	192,544,300	308,852,580	117,739,550	190,984,830	308,724,380	1,431,270	1,559,470*	128,200*
Total........	$3,633,190,845	$3,517,106,255	$7,150,297,100	$3,629,684,925	$3,579,311,290	$7,208,996,215	$3,505,920*	$62,205,035	$58,699,115
R.E.U.C......	105,676,610	704,419,490	810,096,100	102,976,610	721,335,990	824,312,600	2,700,000*	16,916,500	14,216,500
Spec. Fran....	....	330,848,200	330,848,200	....	346,773,900	346,773,900	....	15,925,700	15,925,700
Total....	$3,738,867,455	$4,552,373,945	$8,291,241,400	$3,732,661,535	$4,647,421,180	$8,380,082,715	$6,205,920*	$95,047,235	$88,841,315

* Decrease.

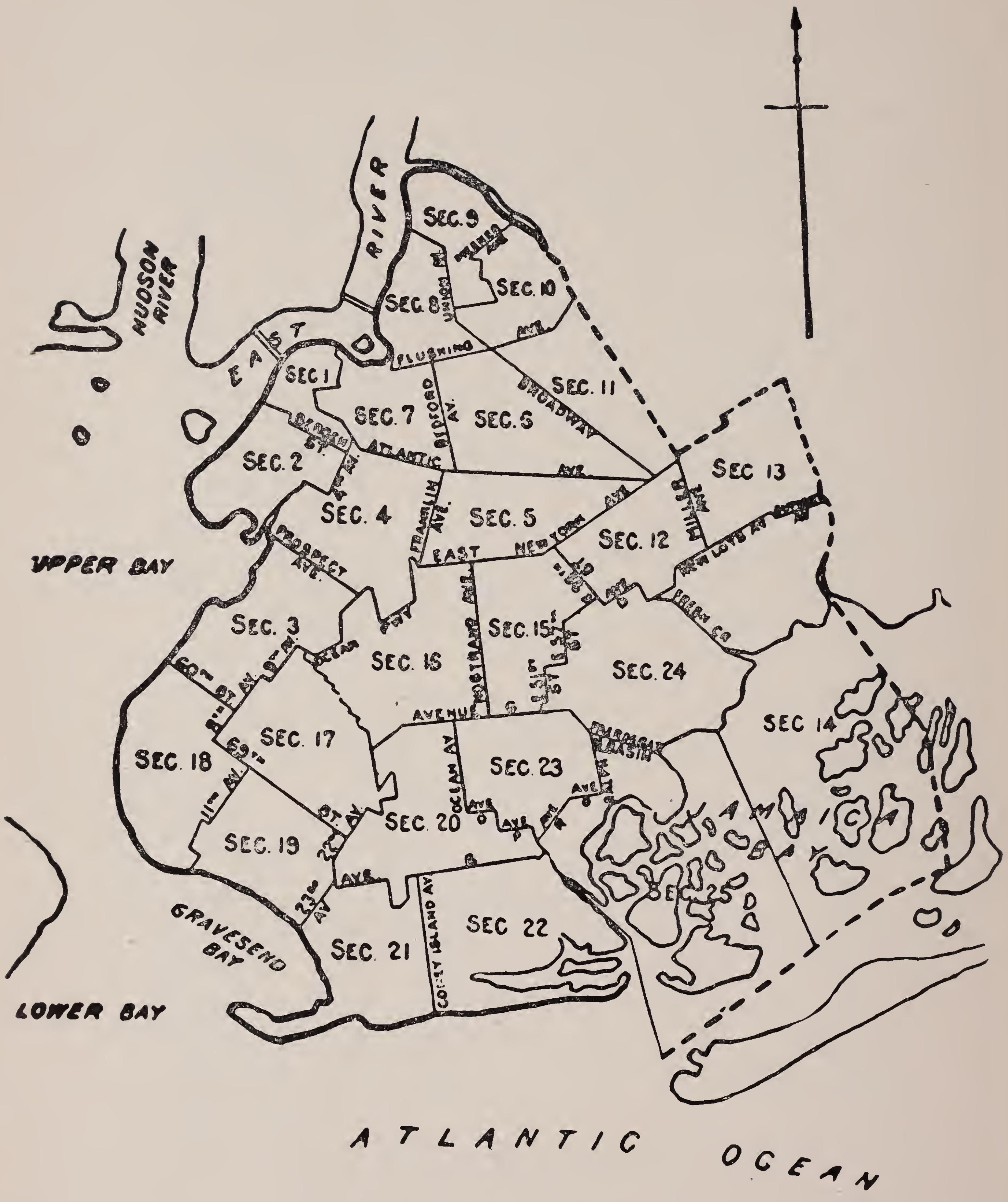

HUDSON RIVER
SEC 13
JEROME AVE.
VAN CORTLANDT PARK S.
BROADWAY
SEC 12
SEC 17
BRONX RIVER
E. 222ND ST
BAYCHESTER AVE
SEC 16
SEC 18
SEC. 18
CITY ISLAND
KINGSBRIDGE RD
FORDHAM RD
BRONX AND PELHAM PARKWAY
SEC 15
HARLEM RIVER
SEC. 11
MIDDLETOWN RD
WESTCHESTER AVE
172ND ST.
WESTCHESTER CR.
SEC. 18
LONG ISLAND SOUND
BOSCOBEL AVE
169TH ST
SEC. 14
BRONX RIVER
SEC. 9
3RD AVE
ST. ANNS AVE
SEC 10
EAST RIVER
BOROUGH OF THE BRONX

THE BRONX

LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

Section	1950–51 Land	 Improvements	 Total	1951–52 Land	 Improvements	 Total	Increase Land	 Improvements	 Total
9..........	$ 110,126,541	$ 172,275,400	$ 282,401,941	$ 110,141,141	$ 172,719,925	$ 282,861,066	$ 14,600	$ 444,525	$ 459,125
10..........	82,365,000	140,958,900	223,323,900	82,381,260	137,227,500	219,608,760	16,260	3,731,400*	3,715,140*
11..........	217,781,580	384,462,250	602,243,830	218,401,730	386,490,000	604,891,730	620,150	2,027,750	2,647,900
12..........	66,062,855	137,581,625	203,644,480	66,206,305	137,905,125	204,111,430	143,450	323,500	466,950
13..........	27,888,800	45,911,625	73,800,425	28,009,000	51,000,900	79,009,900	120,200	5,089,275	5,209,475
14..........	32,694,040	56,166,140	88,860,180	32,970,316	57,068,690	90,039,006	276,276	902,550	1,178,826
15..........	63,641,120	143,893,985	207,535,105	63,746,080	147,061,450	210,807,530	104,960	3,167,465	3,272,425
16..........	39,871,775	68,723,990	108,595,765	41,110,445	75,391,345	116,501,790	1,238,670	6,667,355	7,906,025
17..........	29,630,975	54,059,090	83,690,065	30,234,275	55,460,215	85,694,490	603,300	1,401,125	2,004,425
18..........	24,861,470	38,354,545	63,216,015	25,042,370	40,040,170	65,082,540	180,900	1,685,625	1,866,525
Total........	$ 694,924,156	$1,242,387,550	$1,937,311,706	$ 698,242,922	$1,260,365,320	$1,958,608,242	$3,318,766	$17,977,770	$21,296,536
R.E.U.C......	37,587,565	221,635,085	259,222,650	37,400,655	223,728,785	261,129,440	186,910*	2,093,700	1,906,790
Spec. Fran....	....	104,362,752	104,362,752	....	110,058,336	110,058,336	....	5,695,584	5,695,584
Total....	$ 732,511,721	$1,568,385,387	$2,300,897,108	$ 735,643,577	$1,594,152,441	$2,329,796,018	$3,131,856	$25,767,054	$28,898,910

* Decrease.

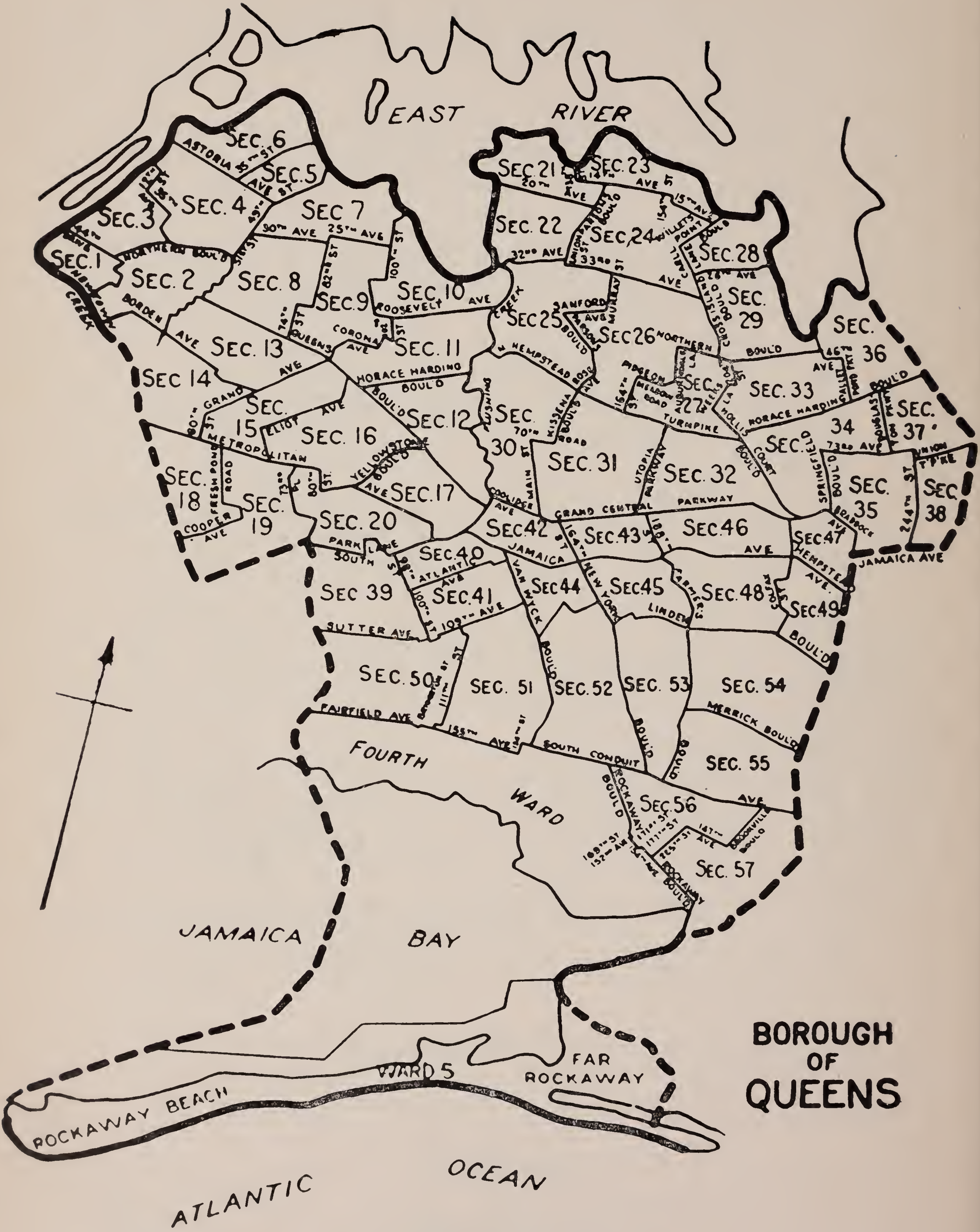


BOROUGH
OF
BROOKLYN

BROOKLYN
LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

Section	1950–51 Land	Improvements	Total	1951–52 Land	Improvements	Total	Increase Land	Improvements	Total
1	$ 107,587,275	$ 113,500,065	$ 221,087,340	$ 107,514,365	$ 115,755,675	$ 223,270,040	$ 72,910*	$ 2,255,610	$ 2,182,700
2	43,579,745	57,641,870	101,221,615	43,568,345	58,797,270	102,365,615	11,400*	1,155,400	1,144,000
3	67,776,985	109,332,505	177,109,490	67,767,910	109,635,665	177,403,575	9,075*	303,160	294,085
4	71,471,170	125,264,175	196,735,345	71,618,495	126,787,975	198,406,470	147,325	1,523,800	1,671,125
5	75,449,950	149,961,175	225,411,125	75,159,170	148,380,125	223,539,295	290,780*	1,581,050*	1,871,830*
6	68,092,895	114,784,870	182,877,765	68,089,195	115,195,070	183,284,265	3,700*	410,200	406,500
7	61,363,370	98,890,025	160,253,395	61,318,045	99,536,700	160,854,745	45,325*	646,675	601,350
8	41,069,765	89,080,225	130,149,990	41,076,365	90,312,825	131,389,190	6,600	1,232,600	1,239,200
9	35,834,395	57,844,200	93,678,595	35,662,295	58,262,125	93,924,420	172,100*	417,925	245,825
10	22,319,045	38,977,835	61,296,880	22,360,345	39,534,110	61,894,455	41,300	556,275	597,575
11	47,738,445	84,865,800	132,604,245	47,815,010	86,102,625	133,917,635	76,565	1,236,825	1,313,390
12	46,233,550	94,186,000	140,419,550	46,282,650	94,288,275	140,570,925	49,100	102,275	151,375
13	34,763,565	71,939,800	106,703,365	34,791,655	72,236,035	107,027,690	28,090	296,235	324,325
14	10,344,140	14,395,500	24,739,640	10,372,840	14,767,525	25,140,365	28,700	372,025	400,725
15	52,165,955	133,563,325	185,729,280	52,302,405	144,155,175	196,457,580	136,450	10,591,850	10,728,300
16	107,573,285	212,805,245	320,378,530	107,664,120	213,965,910	321,630,030	90,835	1,160,665	1,251,500
17	58,415,375	123,162,615	181,577,990	58,513,850	124,938,490	183,452,340	98,475	1,775,875	1,874,350
18	74,094,895	134,646,180	208,741,075	74,372,760	136,677,190	211,049,950	277,865	2,031,010	2,308,875
19	48,767,685	106,579,485	155,347,170	48,972,485	109,197,575	158,170,060	204,800	2,618,090	2,822,890
20	81,869,785	160,495,925	242,365,710	82,053,385	162,638,875	244,692,260	183,600	2,142,950	2,326,550
21	68,124,213	101,826,525	169,950,738	68,591,073	110,872,850	179,463,923	466,860	9,046,325	9,513,185
22	45,102,770	90,879,420	135,982,190	46,091,095	96,003,270	142,094,365	988,325	5,123,850	6,112,175
23	47,610,870	91,635,300	139,246,170	48,790,970	95,148,825	143,939,795	1,180,100	3,513,525	4,693,625
24	17,041,680	21,771,970	38,813,650	16,997,030	23,213,870	40,210,900	44,650*	1,441,900	1,397,250
25	11,649,110	19,740,690	31,389,800	11,925,555	20,400,020	32,325,575	276,445	659,330	935,775
Total	$1,346,039,918	$2,417,770,725	$3,763,810,643	$1,349,671,413	$2,466,804,050	$3,816,475,463	$3,631,495	$49,033,325	$52,664,820
R.E.U.C.	27,055,675	285,342,400	312,398,075	26,997,625	294,466,350	321,463,975	58,050*	9,123,950	9,065,900
Spec. Fran.	....	163,702,140	163,702,140	....	172,821,824	172,821,824	....	9,119,684	9,119,684
Total	$1,373,095,593	$2,866,815,265	$4,239,910,858	$1,376,669,038	$2,934,092,224	$4,310,761,262	$3,573,445	$67,276,959	$70,850,404

* Decrease.



BOROUGH OF QUEENS

QUEENS
LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

Section	1950–51 Land	1950–51 Improvements	1950–51 Total	1951–52 Land	1951–52 Improvements	1951–52 Total	Increase Land	Increase Improvements	Increase Total
1	$ 13,056,000	$ 19,432,725	$ 32,488,725	$ 13,067,200	$ 20,212,925	$ 33,280,125	$ 11,200	$ 780,200	$ 791,400
2	36,344,575	84,098,100	120,442,675	36,682,850	85,876,850	122,559,700	338,275	1,778,750	2,117,025
3	19,716,050	32,678,200	52,394,250	19,601,410	34,186,500	53,787,910	114,640*	1,508,300	1,393,660
4	54,517,261	87,222,185	141,739,446	54,547,499	92,370,660	146,918,159	30,238	5,148,475	5,178,713
5	7,466,915	15,252,200	22,719,115	7,438,665	15,702,325	23,140,990	28,250*	450,125	421,875
6	17,144,010	37,911,250	55,055,260	17,188,885	38,322,600	55,511,485	44,875	411,350	456,225
7	7,086,175	15,446,350	22,532,525	7,087,150	15,998,775	23,085,925	975	552,425	553,400
8	41,815,760	76,363,725	118,179,485	43,375,960	82,303,050	125,679,010	1,560,200	5,939,325	7,499,525
9	46,283,150	86,829,825	133,112,975	47,371,825	95,628,375	143,000,200	1,088,675	8,798,550	9,887,225
10	14,761,390	24,074,975	38,836,365	14,825,315	24,318,100	39,143,415	63,925	243,125	307,050
11	12,308,135	25,826,060	38,134,195	12,344,110	26,169,635	38,513,745	35,975	343,575	379,550
12	26,812,885	58,425,450	85,238,335	30,636,085	74,212,025	104,848,110	3,823,200	15,786,575	19,609,775
13	11,745,275	28,606,035	40,351,310	11,738,225	29,390,135	41,128,360	7,050*	784,100	777,050
14	10,758,165	21,100,200	31,858,365	9,030,065	18,887,575	27,917,640	1,728,100*	2,212,625*	3,940,725*
15	8,588,140	26,896,560	35,484,700	8,657,115	26,740,945	35,398,060	68,975	155,615*	86,640*
16	20,839,550	54,665,890	75,505,440	22,150,340	62,108,700	84,259,040	1,310,790	7,442,810	8,753,600
17	31,137,785	64,859,900	95,997,685	31,267,860	66,697,700	97,965,560	130,075	1,837,800	1,967,875
18	28,406,685	58,931,260	87,337,945	28,165,485	60,264,660	88,430,145	241,200*	1,333,400	1,092,200
19	12,294,975	23,595,735	35,890,710	12,274,025	23,792,360	36,066,385	20,950*	196,625	175,675
20	8,759,085	24,151,150	32,910,235	8,833,110	24,906,825	33,739,935	74,025	755,675	829,700
21	6,871,660	12,235,935	19,107,595	6,906,185	12,587,185	19,493,370	34,525	351,250	385,775
22	4,608,610	5,389,000	9,997,610	4,537,435	5,872,875	10,410,310	71,175*	483,875	412,700
23	7,364,715	13,752,900	21,117,615	7,575,765	15,206,645	22,782,410	211,050	1,453,745	1,664,795
24	11,368,345	21,397,760	32,766,105	11,560,495	23,739,760	35,300,255	192,150	2,342,000	2,534,150
25	38,843,425	44,351,145	83,194,570	40,601,400	49,471,295	90,072,695	1,757,975	5,120,150	6,878,125
26	17,972,400	34,847,795	52,820,195	18,108,175	37,509,520	55,617,695	135,775	2,661,725	2,797,500
27	6,042,745	15,223,125	21,265,870	6,248,690	17,001,930	23,250,620	205,945	1,778,805	1,984,750
28	3,058,320	4,090,975	7,149,295	3,147,870	5,467,675	8,615,545	89,550	1,376,700	1,466,250
29	13,760,470	28,746,665	42,507,135	13,782,795	31,082,315	44,865,110	22,325	2,335,650	2,357,975
30	9,478,900	27,665,225	37,144,125	10,427,450	37,434,100	47,861,550	948,550	9,768,875	10,717,425

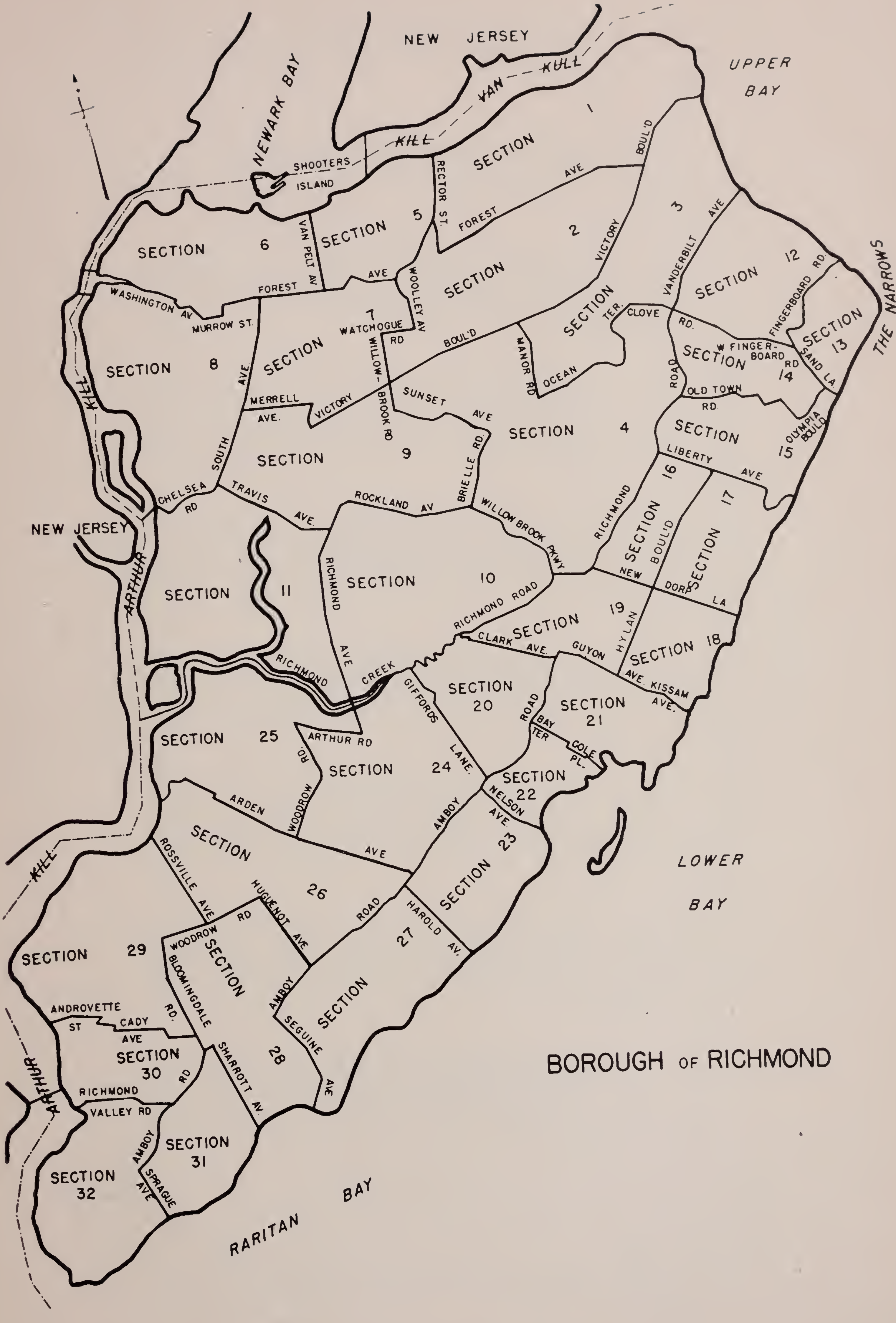
* Decrease.

QUEENS (continued)

LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

	1950–51			1951–52			Increase		
Section	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
31	$ 14,563,890	$ 42,639,935	$ 57,203,825	$ 17,925,775	$ 53,428,800	$ 71,354,575	$ 3,361,885	$10,788,865	$14,150,750
32	16,142,040	51,473,335	67,615,375	16,396,240	54,264,785	70,661,025	254,200	2,791,450	3,045,650
33	8,073,245	18,824,515	26,897,760	8,475,995	21,907,490	30,383,485	402,750	3,082,975	3,485,725
34	7,496,945	26,257,575	33,754,520	8,987,570	30,163,400	39,150,970	1,490,625	3,905,825	5,396,450
35	3,823,135	9,037,710	12,860,845	4,588,810	13,842,385	18,431,195	765,675	4,804,675	5,570,350
36	8,726,030	15,462,075	24,188,105	8,968,505	17,248,825	26,217,330	242,475	1,786,750	2,029,225
37	6,750,300	18,712,325	25,462,625	7,879,750	22,003,625	29,883,375	1,129,450	3,291,300	4,420,750
38	7,790,525	21,699,925	29,490,450	8,153,430	29,671,620	37,825,050	362,905	7,971,695	8,334,600
39	23,831,265	47,856,365	71,678,630	23,807,545	48,098,485	71,906,030	23,720*	242,120	218,400
40	20,535,605	37,633,370	58,168,975	20,635,805	38,277,470	58,913,275	100,200	644,100	744,300
41	16,880,760	40,896,395	57,777,155	16,868,685	41,223,220	58,091,905	12,075*	326,825	314,750
42	31,069,975	32,792,975	63,862,950	31,061,400	34,800,975	65,862,375	8,575*	2,008,000	1,999,425
43	33,177,550	34,108,175	67,285,725	34,005,800	35,104,850	69,110,650	828,250	996,675	1,824,925
44	19,806,760	25,046,050	44,852,810	19,874,460	25,623,825	45,498,285	67,700	577,775	645,475
45	22,378,200	32,798,425	55,176,625	22,628,100	34,161,600	56,789,700	249,900	1,363,175	1,613,075
46	8,063,320	20,342,525	28,405,845	8,290,920	22,085,100	30,376,020	227,600	1,742,575	1,970,175
47	11,502,940	28,934,410	40,437,350	11,549,240	30,041,685	41,590,925	46,300	1,107,275	1,153,575
48	10,002,505	37,866,265	47,868,770	10,625,545	38,473,250	49,098,795	623,040	606,985	1,230,025
49	7,564,720	27,739,055	35,303,775	7,559,245	28,317,330	35,876,575	5,475*	578,275	572,800
50	7,766,585	10,980,650	18,747,235	7,751,160	10,999,150	18,750,310	15,425*	18,500	3,075
51	10,482,840	28,937,425	39,420,265	10,523,115	29,480,750	40,003,865	40,275	543,325	583,600
52	10,859,125	25,830,185	36,689,310	10,919,940	26,367,210	37,287,150	60,815	537,025	597,840
53	7,764,270	16,268,190	24,032,460	7,394,045	16,846,715	24,240,760	370,225*	578,525	208,300
54	10,844,345	34,102,185	44,946,530	10,835,560	36,500,835	47,336,395	8,785*	2,398,650	2,389,865
55	7,629,935	19,560,885	27,190,820	7,661,860	20,366,185	28,028,045	31,925	805,300	837,225
56	2,597,175	5,274,440	7,871,615	2,598,650	5,433,890	8,032,540	1,475	159,450	160,925
57	3,156,170	5,295,455	8,451,625	3,167,695	5,776,005	8,943,700	11,525	480,550	492,075
Ward 4	9,172,600	6,504,695	15,677,295	9,187,400	7,640,670	16,828,070	14,800	1,135,975	1,150,775
Ward 5	62,076,120	78,817,675	140,893,795	62,473,260	81,232,025	143,705,285	397,140	2,414,350	2,811,490
Total	$ 959,740,431	$1,875,761,490	$2,835,501,921	$ 979,974,944	$2,012,846,175	$2,992,821,119	$20,234,513	$137,084,685	$157,319,198
R.E.U.C.	41,280,610	201,164,030	242,444,640	40,889,585	208,006,695	248,896,280	391,025*	6,842,665	6,451,640
Spec. Fran.	....	138,695,364	138,695,364	....	156,154,998	156,154,998	....	17,459,634	17,459,634
Total	$1,001,021,041	$2,215,620,884	$3,216,641,925	$1,020,864,529	$2,377,007,868	$3,397,872,397	$19,843,488	$161,386,984	$181,230,472

* Decrease.



BOROUGH OF RICHMOND

RICHMOND

LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

Section		1950–51			1951–52			Increase	
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1	$ 22,732,225	$ 39,356,000	$ 62,088,225	$ 22,505,225	$ 39,897,500	$ 62,402,725	$227,000*	$ 541,500	$ 314,500
2	9,203,145	23,203,050	32,406,195	9,119,670	24,512,175	33,631,845	83,475*	1,309,125	1,225,650
3	12,607,425	20,667,750	33,275,175	12,891,050	24,422,450	37,313,500	283,625	3,754,700	4,038,325
4	5,658,815	7,389,135	13,047,950	5,571,965	7,966,935	13,538,900	86,850*	577,800	490,950
5	10,997,035	15,354,055	26,351,090	10,983,885	15,501,405	26,485,290	13,150*	147,350	134,200
6	5,585,500	6,890,500	12,476,000	5,572,475	6,972,275	12,544,750	13,025*	81,775	68,750
7	2,209,320	3,151,600	5,360,920	2,181,270	3,452,100	5,633,370	28,050*	300,500	272,450
8	1,432,440	2,251,300	3,683,740	1,430,240	2,252,250	3,682,490	2,200*	950	1,250*
9	1,135,495	555,975	1,691,470	1,135,670	565,475	1,701,145	175	9,500	9,675
10	1,224,395	920,205	2,144,600	1,130,505	988,545	2,119,050	93,890*	68,340	25,550*
11	1,113,825	1,010,600	2,124,425	1,111,450	1,040,325	2,151,775	2,375*	29,725	27,350
12	5,728,275	10,073,500	15,801,775	5,726,825	10,046,975	15,773,800	1,450*	26,525*	27,975*
13	1,861,770	3,365,025	5,226,795	1,857,620	3,466,575	5,324,195	4,150*	101,550	97,400
14	1,715,640	2,462,725	4,178,365	1,713,390	2,581,875	4,295,265	2,250*	119,150	116,900
15	2,721,750	4,688,550	7,410,300	2,707,550	4,808,775	7,516,325	14,200*	120,225	106,025
16	2,428,910	6,624,760	9,053,670	2,437,925	7,046,825	9,484,750	9,015	422,065	431,080
17	2,210,575	2,532,850	4,743,425	2,209,175	2,539,825	4,749,000	1,400*	6,975	5,575
18	2,243,475	2,336,675	4,580,150	2,240,825	2,969,850	5,210,675	2,650*	633,175	630,525
19	3,015,800	5,020,300	8,036,100	3,030,925	5,589,750	8,620,675	15,125	569,450	584,575
20	993,030	1,400,475	2,393,505	986,155	1,493,350	2,479,505	6,875*	92,875	86,000

* Decrease.

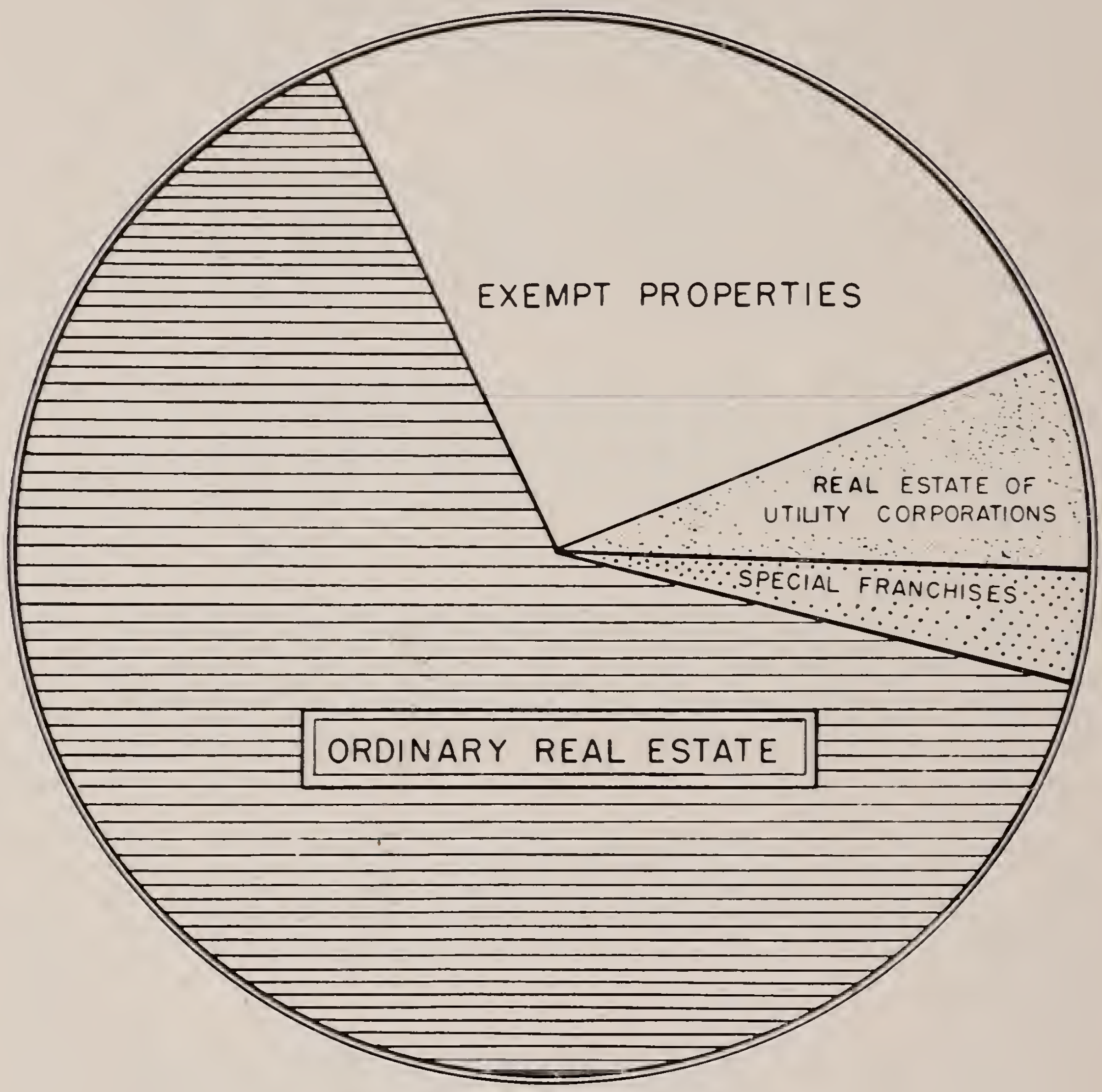
RICHMOND (continued)

LAND AND IMPROVEMENT VALUES BY SECTIONS 1951–52

		1950–51			1951–52			Increase	
Section	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
21	$ 1,446,275	$ 802,350	$ 2,248,625	$ 1,445,870	$ 785,525	$ 2,231,395	$ 405*	$ 16,825*	$ 17,230*
22	1,864,410	2,076,700	3,941,110	1,856,935	2,157,425	4,014,360	7,475*	80,725	73,250
23	3,312,885	3,433,100	6,745,985	3,307,060	3,499,800	6,806,860	5,825*	66,700	60,875
24	3,254,075	2,720,820	5,974,895	3,250,950	2,819,745	6,070,695	3,125*	98,925	95,800
25	474,225	147,950	622,175	489,175	154,250	643,425	14,950	6,300	21,250
26	2,621,115	1,970,200	4,591,315	2,624,490	1,986,400	4,610,890	3,375	16,200	19,575
27	3,246,935	2,399,800	5,646,735	3,220,010	2,465,150	5,685,160	26,925*	65,350	38,425
28	2,333,450	2,420,385	4,753,835	2,329,575	2,516,710	4,846,285	3,875*	96,325	92,450
29	1,931,850	1,998,725	3,930,575	1,931,575	2,054,125	3,985,700	275*	55,400	55,125
30	1,253,735	672,095	1,925,830	1,253,535	689,495	1,943,030	200*	17,400	17,200
31	1,464,200	1,033,450	2,497,650	1,377,025	1,091,125	2,468,150	87,175*	57,675	29,500*
32	3,894,990	4,762,610	8,657,600	3,860,240	4,757,485	8,617,725	34,750*	5,125*	39,875*
Total	$123,916,990	$183,693,215	$307,610,205	$123,490,235	$193,092,470	$316,582,705	$426,755*	$ 9,399,255	$ 8,972,500
R.E.U.C.	3,985,425	24,709,550	28,694,975	3,970,425	24,774,800	28,745,225	15,000*	65,250	50,250
Spec. Fran.	....	11,141,904	11,141,904	....	12,916,224	12,916,224	....	1,774,320	1,774,320
Total	$127,902,415	$219,544,669	$347,447,084	$127,460,660	$230,783,494	$358,244,154	$441,755*	$11,238,825	$10,797,070

* Decrease.

PROPORTION OF ORDINARY REAL ESTATE, REAL ESTATE OF UTILITY CORPORATIONS, SPECIAL FRANCHISES AND EXEMPT PROPERTIES IN NEW YORK CITY (1951–52)



Ordinary Real Estate	$16,293,483,744	64.1%
Real Estate of Utility Corporations	1,684,547,520	6.6%
Special Franchises (Fixed by State Tax Commission)	798,725,282	3.1%
Total Taxable Property	$18,776,756,546	73.8%
Total Exempt Property	6,657,262,730	26.2%
Total Value of All Real Property	$25,434,019,276	100.0%

ORDINARY REAL ESTATE, LAND, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925	3,571,158,945	411,430,479	1,061,676,391	439,579,570	77,873,560	5,561,718,945
1926	3,749,159,930	432,043,014	1,234,517,520	564,187,955	88,723,320	6,068,631,739
1927	4,166,877,955	519,007,944	1,470,434,390	688,911,700	137,115,565	6,982,347,554
1928	4,438,318,085	601,616,529	1,569,040,085	776,772,380	143,810,030	7,529,557,109
1929	4,765,047,235	658,412,949	1,632,198,560	850,428,000	150,557,780	8,056,644,524
1930	5,238,909,135	689,670,166	1,723,780,785	926,560,025	152,868,740	8,731,788,851
1931	5,480,688,395	700,281,546	1,733,114,495	955,999,870	154,071,365	9,024,155,671
1932	5,451,442,615	704,996,176	1,718,473,005	982,390,100	153,258,365	9,010,560,261
1933	5,128,900,815	689,684,121	1,661,417,840	956,879,385	147,351,110	8,584,233,271
1934	4,544,389,672	644,572,536	1,568,668,795	897,133,648	135,928,190	7,790,692,841
1935	4,266,090,885	650,557,661	1,537,525,700	870,616,860	133,082,205	7,457,873,311
1936	4,188,565,585	645,733,506	1,504,052,440	846,727,906	128,704,725	7,130,856,097
1937	4,022,398,170	649,504,911	1,483,520,385	848,117,625	130,445,185	7,316,914,341
1938	3,956,168,445	654,227,766	1,470,128,215	867,679,961	128,066,850	7,076,271,237
First Half 1939	3,952,196,070	658,045,286	1,467,996,190	869,329,020	127,742,675	7,075,309,241
1939–40	3,925,336,460	663,570,441	1,459,626,095	878,344,126	127,428,955	7,054,306,077
1940–41	3,835,010,335	661,572,136	1,437,774,741	872,615,096	126,702,020	6,933,674,328
1941–42	3,707,124,735	660,099,886	1,409,322,231	857,315,682	125,885,605	6,759,748,139
1942–43	3,633,095,085	656,624,361	1,380,799,591	847,122,257	124,750,550	6,642,391,844
1943–44	3,556,791,335	653,243,990	1,360,981,997	838,124,457	124,283,765	6,533,425,544
1944–45	3,456,992,525	650,439,356	1,329,813,227	834,062,922	123,265,015	6,394,573,045
1945–46	3,429,761,440	651,271,661	1,325,251,152	841,894,217	122,888,685	6,371,067,155
1946–47	3,416,779,940	653,531,826	1,317,530,707	847,681,722	122,725,160	6,358,249,355
1947–48	3,532,245,490	673,834,066	1,338,305,777	881,819,987	124,564,850	6,550,770,170
1948–49	3,590,376,045	685,065,891	1,344,661,392	906,689,231	124,406,415	6,651,198,974
1949–50	3,663,146,505	691,919,161	1,344,723,977	937,706,021	124,275,855	6,761,771,519
1950–51	3,633,190,845	694,924,156	1,346,039,918	959,740,431	123,916,990	6,757,812,340
1951–52	3,629,684,925	698,242,922	1,349,671,413	979,974,944	123,490,235	6,781,064,439

ORDINARY REAL ESTATE, IMPROVEMENTS, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925	2,742,508,625	568,962,405	1,706,284,855	490,758,355	85,066,715	5,593,580,955
1926	2,976,901,050	658,744,038	1,837,654,705	574,125,535	93,952,525	6,141,377,853
1927	3,177,382,100	784,415,286	1,962,627,440	698,117,690	106,518,145	6,729,060,661
1928	3,470,297,560	939,519,516	2,131,189,930	812,258,475	116,265,455	7,469,530,936
1929	3,721,032,600	1,102,232,246	2,287,948,305	929,494,565	125,091,170	8,165,798,946
1930	3,854,092,700	1,181,768,581	2,352,962,135	995,121,680	132,571,270	8,516,516,366
1931	4,005,144,170	1,211,393,146	2,345,190,020	1,038,144,690	137,484,670	8,737,356,696
1932	4,145,862,550	1,322,856,270	2,598,665,786	1,278,879,820	167,888,730	9,514,153,156
1933	3,826,138,900	1,197,434,413	2,365,525,470	1,214,136,240	162,105,050	8,765,340,073
1934	3,625,388,500	1,130,093,155	2,212,982,595	1,152,473,532	150,753,695	8,271,691,477
1935	3,571,415,625	1,099,254,750	2,158,674,490	1,133,509,185	144,994,370	8,107,848,420
1936	3,321,783,425	985,836,850	2,012,872,625	1,091,556,870	139,664,795	7,551,714,565
1937	3,230,966,740	976,413,240	1,995,517,140	1,105,989,245	139,537,345	7,448,423,710
1938	3,220,414,090	976,898,220	1,985,020,810	1,140,702,065	141,503,855	7,464,539,040
First Half 1939	3,238,164,765	984,021,020	2,004,929,550	1,175,516,195	142,877,575	7,545,509,105
1939–40	3,197,737,865	978,328,960	1,998,456,495	1,186,469,250	143,297,405	7,504,289,975
1940–41	3,139,375,815	993,737,350	1,978,398,070	1,228,391,355	143,584,445	7,483,487,035
1941–42	3,079,776,015	1,024,639,965	1,955,840,150	1,258,947,955	145,075,790	7,464,279,875
1942–43	3,014,858,240	1,037,234,295	1,950,655,320	1,301,284,500	147,162,620	7,451,194,975
1943–44	2,941,473,115	1,034,565,146	1,954,532,615	1,313,639,265	149,859,670	7,394,069,811
1944–45	2,914,468,725	1,028,174,190	1,960,782,255	1,319,512,000	149,636,315	7,372,573,485
1945–46	2,970,276,500	1,030,232,090	1,967,716,140	1,327,961,670	151,328,140	7,447,514,540
1946–47	2,974,594,550	1,031,889,810	1,975,351,295	1,337,187,770	152,793,265	7,471,816,690
1947–48	3,228,445,650	1,137,578,860	2,225,456,256	1,529,240,420	171,237,695	8,291,958,881
1948–49	3,400,331,317	1,200,027,785	2,352,697,100	1,625,986,235	175,180,905	8,754,223,342
1949–50	3,501,240,070	1,222,984,675	2,396,076,646	1,742,604,355	178,910,860	9,041,816,606
1950–51	3,517,106,255	1,242,387,550	2,417,770,725	1,875,761,490	183,693,215	9,236,719,235
1951–52	3,579,311,290	1,260,365,320	2,466,804,050	2,012,846,175	193,092,470	9,512,419,305

ORDINARY REAL ESTATE, LAND AND IMPROVEMENTS, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.........	6.313,667.570	980.392,884	2,767.961.246	930.337,925	162.940.275	11.155,299.900
1926.........	6,726.060,980	1,090,787,052	3,072.172.225	1,138,313,490	182.675,845	12.210.009.592
1927.........	7,344.260.055	1.303.423.230	3.433.061.830	1,387,029,390	243,633,710	13.711.408.215
1928.........	7,908.615.645	1.541.136.045	3.700.230,015	1.588.967.305	260,075,485	14,999,024,495
1929.........	8,486.079,985	1.760.645.195	3.920.146.865	1.779.922,565	275,648,950	16.222.443,470
1930.........	9,093.001.835	1.871,438.747	4,076,742,920	1,921.681,705	285.440.010	17.248.305.217
1931.........	9,485.832.565	1,911.674.692	4,078.304.515	1,994.144.560	291.556,035	17,761.512.367
1932.........	9.597.305.165	2,027,852,446	4.317,138.791	2,261,269,920	321,147,095	18,524.713,417
1933.........	8,955,039.715	1.887.118.534	4.026.943,310	2,171.015.625	309,456.160	17,349,573,344
1934.........	8.169.778.172	1.774,665.691	3,781.651,390	2,049,607,180	286,681,885	16,062.384.318
1935.........	7,837,506.510	1,749.812,411	3,696.200.190	2,004.126,045	278,076,575	15,565,721,731
1936.........	7,510,349,010	1,631,570.356	3,516,925,065	1,939,674,495	270,109,980	14,868.628,906
1937.........	7,253,364,910	1,625,918,151	3,479,037,525	1,952,717,151	268,242,070	14.579,279,807
1938.........	7.176,582.535	1,631,125,986	3,455.149,025	2.008,382.026	269,570.705	14.540.810,277
First Half 1939	7,190,360.835	1.642.066.306	3,472,925,740	2.044,845.215	270,620.250	14,620.818,346
1939–40......	7.123,074.325	1.641,899.401	3,458.082,590	2,064,813.376	270,726,360	14,558.596,052
1940–41......	6,974.386.150	1.655.309.486	3,416.172,811	2,101,006,451	270,286,465	14,417,161,363
1941–42......	6.786,900.750	1.684.739,851	3,365,162,381	2,116,263,637	270,961,395	14,224,028,014
1942–43......	6,647.953.325	1,693,858.656	3,331,454,911	2.148,406.757	271,913.170	14.093.586.819
1943–44......	6.498,264.450	1,687.809.136	3,315.514.612	2,151.763.722	274,143.435	13.927,495.355
1944–45......	6,371.461.250	1.678.613.546	3.290.595,482	2.153,574,922	272.901.330	13.767,146,530
1945–46......	6,400.037,940	1,681,503,751	3.292,967,292	2,169,855,887	274,216,825	13,818,581,695
1946–47......	6,391,374,490	1,685,421,636	3.292,882,002	2.184,869,492	275,518,425	13,830.066,045
1947–48......	6.760,689.140	1,811,412,926	3,563.762,033	2,411,060.407	295,802,545	14,842,727,051
1948–49......	6,990,707,362	1,885,093,676	3.697.358,492	2,532,675.466	299.587,320	15,405,422.316
1949–50......	7.164.386.575	1,914,903.836	3,740.800.623	2,680.310.376	303,186,715	15,803,588,125
1950–51......	7,150.297.100	1,937.311,706	3,763,810.643	2,835,501,921	307.610,205	15,994,531,575
1951–52......	7,208,996.215	1,958,608,242	3,816.475.463	2,992,821,119	316,582,705	16,293,483,744

CHANGES IN ASSESSED VALUATION OF TAXABLE ORDINARY REAL ESTATE, 1932 TO 1951–52

	Assessed Value Previous Year	Field Increase New Buildings and Improvements	Field Increase for Equalization and Restorations	Increase by Notice	Total Increases	Reduction by Assessors for Equalization, etc. (1)	Reductions by Commissioners on Applications	Reductions for New Exemptions, Parsonage, Clergy, etc.	Net Reductions by Transfer to R.E. of Utility Corporations	Total Reductions	Net Reductions	Final Assessed Values
1932......	$17,761,512,367	$433,527,960	$905,833,820†	$ 1,331,366	$1,340,693,146	$ 224,195,326	$304,881,395	$ 48,415,375	....	$ 577,492,096	$ 763,201,050*	$18,524,713,417
1933......	18,524,713,417	134,068,544	33,162,940	652,350	167,883,834	886,634,442	424,870,385	31,519,080	....	1,343,023,907	1,175,140,073	17,349,573,344
1934......	17,349,573,344	71,317,930	19,686,460	283,500	91,287,890	1,133,294,038	223,631,115	21,551,763	....	1,378,476,916	1,287,189,026	16,062,384,318
1935......	16,062,384,318	36,990,885	84,914,565‡	44,544,210‡	166,449,660	572,906,822	81,612,055	8,593,370	....	663,112,247	496,662,587	15,565,721,731
1936......	15,565,721,731	74,570,345	60,813,080	380,450	135,763,875	145,004,635	65,514,975	88,743,915	$533,593,175	832,856,700	697,092,825	14,868,628,906
1937......	14,868,628,906	89,750,900	61,202,860	1,156,700	152,110,460	225,012,200	74,179,289	56,031,420	86,236,650	441,459,559	289,349,099	14,579,279,807
1938......	14,579,279,807	144,281,560	115,787,565	17,262,100	277,331,225	154,386,020	48,854,755	68,371,130	44,188,850	315,800,755	38,469,530	14,540,810,277
First Half 1939....	14,540,810,277	120,032,510	21,769,409	....	141,801,919	15,476,960	4,965,480	43,064,310	1,712,900*	61,793,850	80,008,069*	14,620,818,346
1939-40...	14,620,818,346	43,029,395	62,861,585	241,875	106,132,855	80,691,860	66,427,764	30,967,050	9,731,525*	168,355,149	62,222,294	14,558,596,052
1940-41...	14,558,596,052	178,361,740	76,192,288	450,225	255,004,253	215,014,012	114,502,535	70,847,795	3,925,400*	396,438,942	141,434,689	14,417,161,363
1941-42...	14,417,161,363	196,652,270	43,061,155	343,125	240,056,550	278,147,975	86,089,859	79,202,965	10,250,900*	433,189,899	193,133,349	14,224,028,014
1942-43...	14,224,028,014	145,288,230	44,773,735	411,500	190,473,465	219,848,460	59,136,775	41,855,625	73,800	320,914,660	130,441,195	14,093,586,819
1943-44...	14,093,586,819	79,251,190	62,487,406	80,250	141,818,846	151,889,880	61,172,650	96,264,140	1,416,360*	307,910,310	166,091,464	13,927,495,355
1944-45...	13,927,495,355	9,873,725	52,573,801	11,041,725	73,489,251	181,632,911	48,761,095	23,867,370	20,423,300*	233,838,076	160,348,825	13,767,146,530
1945-46...	13,767,146,530	11,770,725	169,392,920	1,241,575	182,405,220	72,868,000	16,895,610	41,305,795	99,350*	130,970,055	51,435,165*	13,818,581,695
1946-47...	13,818,581,695	27,250,810	122,634,525	303,250	150,188,585	68,791,735	30,581,500	43,012,100	3,681,100*	138,704,235	11,484,350*	13,830,066,045
1947-48...	13,830,066,045	171,939,466	930,110,305	4,421,100	1,106,470,871	35,420,420	89,577,750	31,918,135	63,106,440*	93,009,865	1,012,661,006*	14,842,727,051
1948-49...	14,842,727,051	236,963,539	462,368,409	913,575	700,245,523	32,937,175	61,707,275	45,156,808	2,251,000*	137,550,258	562,695,265*	15,405,422,116
1949-50...	15,405,422,116	348,856,754	345,621,670	859,575	695,337,999	43,478,300	85,206,725	171,872,060	3,385,095*	297,171,990	398,166,009*	15,803,588,125
1950-51...	15,803,588,125	439,659,829	192,987,314	451,975	633,099,118	70,689,498	91,806,975	279,919,570	260,375*	442,155,668	190,943,450*	15,994,531,575
1951-52...	15,994,531,575	424,774,356	166,905,041	587,725	592,267,122	86,365,084	82,650,210	127,785,834	3,486,175*	293,314,953	298,952,169*	16,293,483,744

* Increase.

† Includes new building exemptions restored to the tax rolls.

‡ Restoration to tax rolls of exempt properties.

(1) Includes demolitions and loss to street, estimated at $216,050,765 for the 20½ years covered above.

REAL ESTATE OF UTILITY CORPORATIONS, LAND, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.........	67,484,900	25,186,325	18,096,753	20,053,920	3,282,325	134,104,223
1926.........	71,716,950	25,787,935	21,312,475	22,075,850	3,577,365	144,670,575
1927.........	79,706,750	26,335,280	24,585,027	22,651,585	3,825,805	157,104,447
1928.........	87,569,850	26,422,005	26,699,614	23,410,360	3,915,760	168,017,589
1929.........	96,944,800	27,206,025	28,511,489	25,301,835	3,906,560	181,870,709
1930.........	107,208,825	28,092,675	30,776,229	26,491,775	3,897,060	196,466,564
1931.........	124,112,625	27,934,075	31,248,479	27,936,315	3,919,760	215,151,254
1932.........	122,376,625	27,967,875	31,492,026	28,404,465	3,917,785	214,158,776
1933.........	120,804,625	27,971,825	31,312,925	28,083,825	3,341,010	211,514,210
1934.........	119,622,025	27,808,975	32,775,045	26,735,275	3,361,835	210,303,155
1935.........	112,323,450	27,887,375	32,612,845	26,139,275	3,361,900	202,324,845
1936.........	132,141,250	34,509,120	43,452,295	34,645,975	3,634,300	248,382,940
1937.........	159,477,650	36,855,720	48,637,550	38,466,925	3,906,150	287,343,995
1938.........	162,294,500	38,800,520	50,432,120	39,402,500	3,843,300	294,763,940
First Half 1939	161,758,500	38,748,620	50,245,170	38,843,100	3,835,700	293,211,090
1939–40......	156,896,100	37,956,045	48,538,610	38,059,425	3,780,350	285,230,530
1940–41......	151,580,200	37,144,855	46,735,440	38,089,465	3,758,700	277,308,660
1941–42......	143,045,200	35,525,605	31,324,950	37,150,845	3,645,350	250,691,950
1942–43......	143,642,260	36,282,495	29,762,400	36,475,395	3,645,250	249,807,800
1943–44......	143,625,960	36,127,595	29,414,900	36,365,570	3,638,450	249,172,475
1944–45......	136,465,950	40,771,925	25,829,500	41,309,095	3,702,300	248,078,770
1945–46......	136,916,810	40,479,450	25,216,575	41,453,045	3,722,950	247,788,830
1946–47......	134,020,020	39,990,000	25,226,175	41,066,495	3,770,700	244,073,390
1947–48......	109,050,150	39,035,650	27,169,625	40,343,445	3,907,850	219,506,720
1948–49......	107,814,165	37,442,975	27,170,425	41,159,020	3,956,850	217,543,435
1949–50......	107,325,180	37,627,115	26,879,825	41,408,370	3,977,800	217,218,290
1950–51......	105,676,610	37,587,565	27,055,675	41,280,610	3,985,425	215,585,885
1951–52......	102,976,610	37,400,655	26,997,625	40,889,585	3,970,425	212,234,900

REAL ESTATE OF UTILITY CORPORATIONS, IMPROVEMENTS, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925.........	72,062,200	28,621,725	30,625,747	24,545,230	2,131,375	157,986,277
1926.........	83,167,300	29,162,915	27,192,775	24,881,200	2,992,535	167,396,725
1927.........	82,644,300	29,130,870	27,743,523	25,115,915	2,819,295	167,453,903
1928.........	91,509,900	29,361,145	28,201,936	25,791,890	3,079,640	177,944,511
1929.........	100,746,450	30,136,925	28,620,361	26,591,515	7,610,040	193,705,291
1930.........	105,655,375	30,257,025	28,656,821	26,760,075	3,016,840	194,343,136
1931.........	110,679,825	30,896,625	30,936,071	28,628,635	3,014,140	203,155,296
1932.........	111,182,325	31,573,075	29,486,774	30,042,085	3,060,115	205,344,374
1933.........	106,301,975	31,400,625	28,902,875	29,346,125	2,805,790	198,757,390
1934.........	101,865,975	29,733,575	24,457,255	26,016,525	2,409,865	184,482,295
1935.........	103,637,250	29,251,175	24,303,605	25,066,525	2,341,800	184,600,355
1936.........	406,789,200	146,897,230	215,397,205	87,466,700	9,868,900	866,419,435
1937.........	519,619,750	162,514,780	229,714,050	99,529,850	14,212,500	1,025,590,930
1938.........	557,943,550	177,952,580	267,403,180	119,218,725	14,987,700	1,137,505,735
First Half 1939	565,753,250	179,261,480	270,503,530	119,584,625	15,020,900	1,150,123,785
1939–40......	556,936,250	179,911,615	260,828,330	117,718,375	14,951,250	1,130,345,820
1940–41......	599,447,650	183,812,955	264,664,280	127,377,185	15,440,850	1,190,742,920
1941–42......	564,143,050	179,772,345	223,672,425	128,961,075	15,585,400	1,112,134,295
1942–43......	574,620,950	171,801,800	219,706,380	134,903,525	15,390,090	1,116,422,745
1943–44......	578,838,100	171,401,905	225,144,830	138,440,695	15,534,660	1,129,360,190
1944–45......	568,655,150	170,759,250	225,699,430	138,527,195	15,743,050	1,119,384,075
1945–46......	570,053,600	170,785,650	219,095,505	143,669,645	15,837,100	1,119,441,500
1946–47......	566,805,830	175,677,000	222,580,875	143,141,595	15,549,850	1,123,755,150
1947–48......	568,813,000	193,662,050	241,598,400	153,233,145	16,847,850	1,174,154,445
1948–49......	618,932,285	202,410,375	257,757,650	165,931,720	21,018,425	1,266,050,455
1949–50......	674,306,070	217,827,135	275,072,500	184,290,420	22,376,725	1,373,872,850
1950–51......	704,419,490	221,635,085	285.342,400	201,164,030	24,709,550	1,437,270,555
1951–52......	721,335,990	223,728,785	294,466,350	208,006,695	24,774,800	1,472,312,620

REAL ESTATE OF UTILITY CORPORATIONS, LAND AND IMPROVEMENTS, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925	139,547,100	53,808,050	48,722,500	44,599,150	5,413,700	292,090,500
1926	155,084,250	54,950,850	48,505,250	46,957,050	6,569,900	312,067,300
1927	162,351,050	55,466,150	52,328,550	47,767,500	6,645,100	324,558,350
1928	179,079,750	55,783,150	54,901,550	49,202,250	6,995,400	345,962,100
1929	197,691,250	57,342,950	57,131,850	51,893,350	11,516,600	375,576,000
1930	212,864,200	58,349,700	59,430,050	53,251,850	6,913,900	390,809,700
1931	234,792,450	58,830,700	61,184,550	56,564,950	6,933,900	418,306,550
1932	233,558,950	59,540,950	60,978,800	58,446,550	6,977,900	419,503,150
1933	227,106,600	59,372,450	60,215,800	57,429,950	6,146,800	410,271,600
1934	221,487,100	57,542,550	57,232,300	52,751,800	5,771,700	394,785,450
1935	215,960,700	57,138,550	56,916,450	51,205,800	5,703,700	386,925,200
1936	538,930,450	181,406,350	258,849,500	122,112,875	13,503,200	1,114,802,375
1937	679,097,400	199,370,500	278,351,600	137,996,775	18,118,650	1,312,934,925
1938	720,238,050	216,753,100	317,835,300	158,621,225	18,822,000	1,432,269,675
First Half 1939	727,511,750	218,010,100	320,528,700	158,427,725	18,856,600	1,443,334,875
1939–40	713,832,350	217,867,660	309,366,940	155,777,800	18,731,600	1,415,576,350
1940–41	751,027,850	220,957,810	311,399,720	165,466,650	19,199,550	1,468,051,580
1941–42	707,188,250	215,297,950	254,997,375	166,111,920	19,230,750	1,362,826,245
1942–43	718,263,210	208,084,295	249,468,780	171,378,920	19,035,340	1,366,230,545
1943–44	722,464,060	207,529,500	254,559,730	174,806,265	19,173,110	1,378,532,665
1944–45	705,121,100	211,531,175	251,528,930	179,836,290	19,445,350	1,367,462,845
1945–46	706,970,410	211,265,100	244,312,080	185,122,690	19,560,050	1,367,230,330
1946–47	700,825,850	215,667,000	247,807,050	184,208,090	19,320,550	1,367,828,540
1947–48	677,863,150	232,697,700	268,768,025	193,576,590	20,755,700	1,393,661,165
1948–49	726,746,450	239,853,350	284,928,075	207,090,740	24,975,275	1,483,593,890
1949–50	781,631,250	255,454,250	301,952,325	225,698,790	26,354,525	1,591,091,140
1950–51	810,096,100	259,222,650	312,398,075	242,444,640	28,694,975	1,652,856,440
1951–52	824,312,600	261,129,440	321,463,975	248,896,280	28,745,225	1,684,547,520

SPECIAL FRANCHISES, 1925 TO 1951–1952
(Assessed Valuation Fixed by the State Board of Tax Commissioners, Under Tax Law, Section 44*)

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925	267,870,622	40,083,787	101,882,789	38,610,431	5,510,524	453,958,153
1926	273,398,728	43,506,281	110,179,292	42,405,823	6,013,819	475,503,943
1927	278,499,220	48,650,037	121,205,173	48,715,472	6,801,736	503,871,638
1928	272,464,771	49,868,087	118,169,890	53,153,136	7,006,420	500,662,304
1929	281,894,691	61,206,044	125,943,791	59,452,288	7,399,526	535,895,340
1930	287,529,574	67,788,352	136,219,566	64,839,747	8,036,616	564,413,855
1931	310,566,772	79,072,355	154,846,236	73,108,668	8,753,976	626,348,007
1932	323,712,538	88,306,833	171,213,407	79,170,120	10,295,964	672,698,862
1933	331,853,411	93,522,558	178,616,454	81,977,150	11,190,732	697,160,314
1934	332,894,794	94,065,598	177,766,629	86,013,708	11,316,060	692,056,789
1935	319,759,787	95,849,862	179,943,800	89,996,123	11,574,696	697,124,268
1936	316,285,984	95,884,781	178,623,388	92,842,274	11,697,840	695,334,267
1937	319,557,795	98,420,963	181,903,734	95,609,658	11,988,312	707,480,462
1938	297,661,854	90,667,856	180,684,101	96,876,463	11,327,568	677,217,842
First Half 1939	294,278,008	92,672,307	176,844,056	97,758,432	11,138,148	672,690,951
1939–40	292,267,624	94,225,131	171,232,056	97,985,490	10,750,236	666,460,537
1940–41	293,600,566	94,943,030	170,708,093	98,118,330	10,817,016	668,187,035
1941–42	285,240,020	92,478,477	143,450,839	103,898,619	11,215,012	636,282,967
1942–43	297,862,406	97,324,333	147,512,650	109,932,165	10,525,537	663,157,091
1943–44	321,850,600	102,914,208	154,577,409	115,607,835	10,245,984	705,196,036
1944–45	327,159,800	100,614,336	156,119,733	116,904,906	10,608,864	711,407,639
1945–46	328,083,700	100,744,032	159,842,950	117,755,949	10,739,040	717,165,671
1946–47	322,413,400	100,463,520	159,898,150	117,449,328	10,389,216	710,613,614
1947–48	316,049,500	100,329,216	156,996,637	118,273,308	10,428,576	702,077,237
1948–49	307,818,700	101,277,600	155,661,093	120,250,302	10,468,512	695,476,207
1949–50	317,976,900	100,164,096	158,712,274	130,313,460	10,385,184	717,551,914
1950–51	330,848,200	104,362,752	163,702,140	138,695,364	11,141,904	748,750,360
1951–52	346,773,900	110,058,336	172,821,824	156,154,998	12,916,224	798,725,282

* The above values are the equalized values of Special Franchises and are derived by equalizing the full valuations at the rates of equalization set by the State Tax Commission. The average rate for New York City for 1951-52 is 97.51%.

AGGREGATE ASSESSED VALUE OF TAXABLE REAL ESTATE IN THE CITY OF NEW YORK, 1925 TO 1951–1952

Year	Manhattan	The Bronx	Brooklyn	Queens	Richmond	Total
1925	6,721,085,292	1,074,284,721	2,918,566,535	1,013,536,506	173,864,499	11,901,337,553
1926	7,154,543,958	1,189,244,183	3,230,856,767	1,227,676,363	195,259,564	12,997,580,835
1927	7,785,110,325	1,407,539,417	3,606,595,553	1,483,512,362	257,080,546	14,539,838,203
1928	8,360,160,166	1,646,787,282	3,873,301,455	1,691,322,691	274,059,805	15,845,631,399
1929	8,965,665,836	1,879,194,189	4,103,221,506	1,891,268,203	294,565,076	17,133,914,810
1930	9,593,395,609	1,997,576,799	4,272,392,536	2,039,773,302	300,390,526	18,203,528,772
1931	10,031,191,787	2,049,577,747	4,294,335,301	2,123,818,178	307,243,911	18,806,166,924
1932	10,154,576,653	2,175,700,229	4,549,330,998	2,398,886,590	338,420,959	19,616,915,429
1933	9,513,999,726	2,040,013,542	4,265,775,564	2,310,422,734	326,793,692	18,457,005,258
1934	8,714,160,066	1,926,273,839	4,016,650,319	2,188,372,688	303,769,645	17,149,226,557
1935	8,373,226,997	1,902,800,823	3,933,060,440	2,145,327,968	295,354,971	16,649,771,199
1936	8,365,565,444	1,908,861,487	3,954,397,953	2,154,629,644	295,311,020	16,678,765,548
1937	8,252,020,105	1,923,709,614	3,939,292,859	2,186,323,584	298,349,032	16,599,695,194
1938	8,194,482,439	1,938,546,942	3,953,668,426	2,263,879,714	299,720,273	16,650,297,794
First Half 1939	8,212,150,593	1,952,748,713	3,970,298,496	2,301,031,372	300,614,998	16,736,844,172
1939–40	8,129,174,299	1,953,992,192	3,938,681,586	2,318,576,666	300,208,196	16,640,632,939
1940–41	8,019,014,566	1,971,210,326	3,989,280,624	2,364,591,431	300,303,031	16,553,399,978
1941–42	7,779,329,020	1,992,516,278	3,763,610,595	2,386,274,176	301,407,157	16,223,137,226
1942–43	7,664,078,941	1,999,267,284	3,728,436,341	2,429,717,842	301,474,047	16,122,974,455
1943–44	7,542,579,110	1,998,252,844	3,724,651,751	2,442,177,822	303,562,529	16,011,224,056
1944–45	7,403,742,150	1,990,734,057	3,698,244,145	2,450,316,118	302,955,544	15,845,992,014
1945–46	7,435,092,050	1,993,512,883	3,697,122,322	2,472,734,526	304,515,915	15,902,977,696
1946–47	7,414,613,740	2,001,552,156	3,700,587,202	2,486,526,910	305,228,191	15,908,508,199
1947–48	7,754,601,790	2,144,439,842	3,989,526,695	2,722,910,305	326,986,821	16,938,465,453
1948–49	8,025,272,512	2,226,224,626	4,137,947,660	2,860,016,308	335,031,107	17,584,492,213
1949–50	8,263,994,725	2,270,522,182	4,201,465,222	3,036,322,626	339,926,424	18,112,231,179
1950–51	8,291,241,400	2,300,897,108	4,239,910,858	3,216,641,925	347,447,084	18,396,138,375
1951–52	8,380,082,715	2,329,796,018	4,310,761,262	3,397,872,397	358,244,154	18,776,756,546

TAX RATE AND TAX LEVY ON REAL ESTATE IN NEW YORK CITY, 1925 TO 1951–1952

Year	Rate Basic	Tax Rate per $100					Total Tax Levied on Real Estate in New York City
		Manhattan	Bronx	Brooklyn	Queens	Richmond	
1925	2.68	2.69	2.69	2.71	2.69	2.71	$320.764.223.10
1926	2.68	2.71	2.71	2.74	2.73	2.74	353.507.662.36
1927	2.66	2.70	2.70	2.73	2.70	2.69	393.631.843.07
1928	2.66	2.73	2.71	2.74	2.76	2.73	433.153.268.82
1929	2.55	2.68	2.62	2.66	2.66	2.66	456,804.771.72
1930	2.53	2.70	2.62	2.65	2.68	2.71	487.383.058.29
1931	2.57	2.72	2.61	2.62	2.69	2.68	504.218.766.70
1932	2.59	2.68	2.65	2.67	2.74	2.72	526.200.360.91
1933	2.33	2.43	2.39	2.44	2.48	2.46	449,369,033.19
1934	2.56	2.72	2.71	2.81	2.83	2.80	472.531,483.35
1935	2.71	2.82	2.79	2.81	2.86	2.80	469,358,432.26
1936	2.65	2.70	2.72	2.72	2.79	2.73	453,527,010.86
1937	2.64	2.76	2.74	2.78	2.84	2.74	460,244.081.69
1938	2.80	2.93	2.92	2.94	3.04	2.95	490.605,416.70
First Half 1939	1.39	1.45	1.43	1.44	1.49	1.44	242,786,948.44
1939–40	2.82	2.95	2.92	2.95	3.04	2.95	492,399,143.63
1940–41	2.84	2.98	2.96	2.99	3.15	2.99	494.834,073.03
1941–42	2.80	2.96	2.96	2.96	3.09	2.98	483,367,236.28
1942–43	2.79	2.98	2.98	2.97	3.14	3.00	483.711,801.72
1943–44	2.89	3.04	3.03	3.05	3.13	3.06	489,172,440.25
1944–45	2.74	2.91	2.89	2.93	2.93	2.90	461,919,561.61
1945–46	2.67	2.82	2.79	2.79	2.82	2.79	446,665,357.19
1946–47	2.70	2.86	2.79	2.82	2.86	2.79	451.888,300.61
1947–48	2.89	3.01	2.98	3.01	3.06	2.98	510,467,796.81
1948–49	2.89	2.97	2.96	3.00	3.04	2.97	525,280.161.13
1949–50	2.89	2.97	2.96	3.00	3.02	2.96	540,450,802.44
1950–51	3.08	3.22	3.24	3.24	3.27	3.24	595,341,556.69
1951–52	3.08	3.27	3.29	3.28	3.27	3.26	614.861,063.55

TOTAL TAX LEVY ON REAL ESTATE, 1925 TO 1951–1952

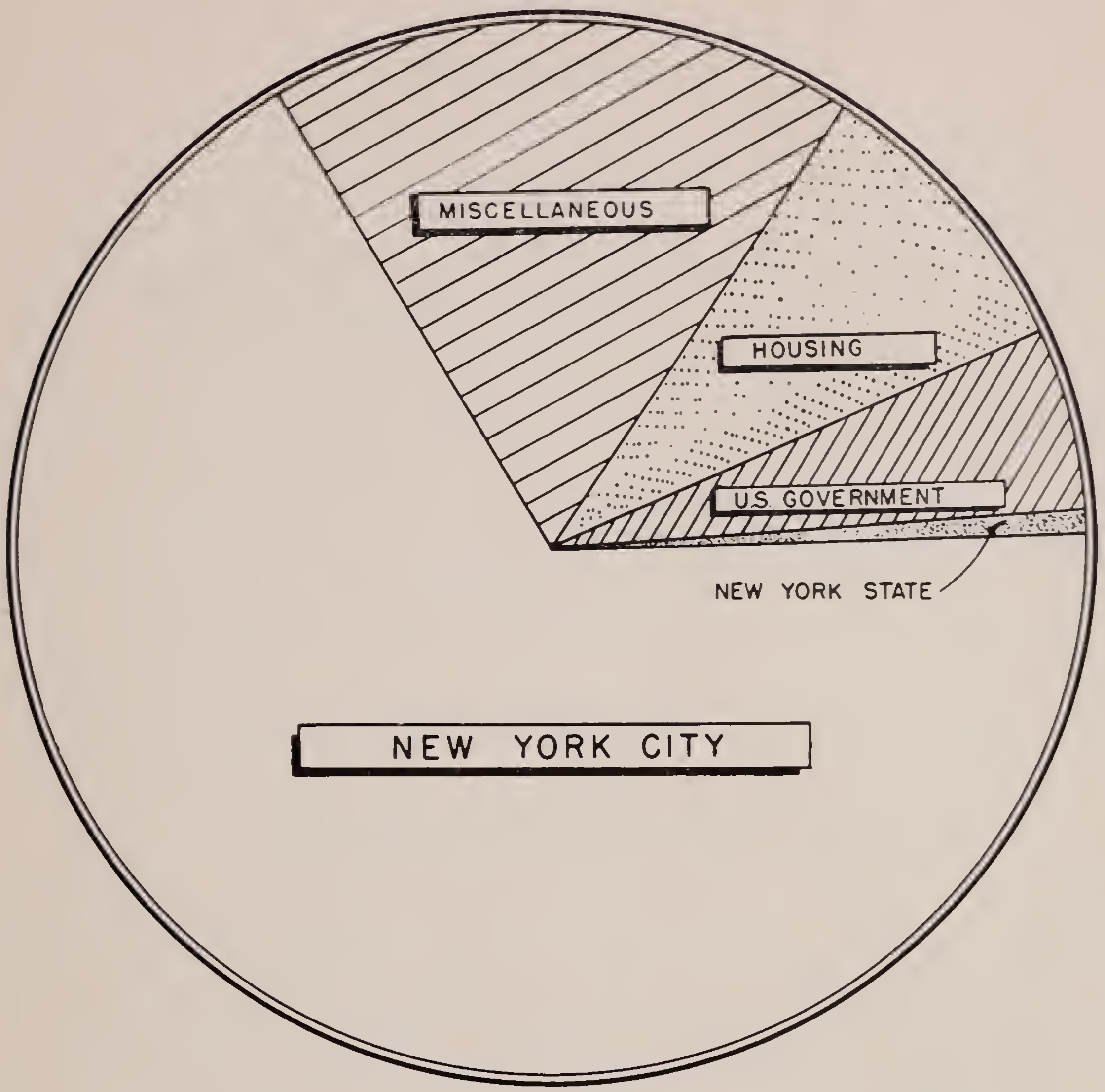
Year	Ordinary Real Estate	Real Estate of Utility Corp.	Special Franchises	Total Levy
1925	$300,663,209.47	$ 7,868,061.52	$12,232,952.11	$320.764.223.10
1926	332,095,229.39	8,482,937.68	12,929,495.29	353,507,662.36
1927	371,213,518.47	8,778.109.45	13,640.215.15	393.631,843.07
1928	410,013,539.61	9.453.859.46	13,685.869.75	433.153.268.82
1929	432,511,136.94	10,006,922.67	14,286.712.11	456.804.771.72
1930	461,812,881.21	10,465,508.09	15,104,668.99	487,383.058.29
1931	476,217,064.71	11,232,296.76	16,769,405.23	504,218.766.70
1932	496,907,441.51	11,256,583.30	18,036,336.10	526,200,360.91
1933	422,420,808.55	9,982,431.45	16,965.793.19	449,369,033.19
1934	442,606,724.72	10,846,563.33	19,078.195.30	472,531,483.35
1935	438,804,795.46	10,907,798.97	19,645,837.83	469,358,432.26
1936	404,309,349.48	30,301,667.81	18,915,993.57	453,527,010.86
1937	404,267,261.18	36,359,573.84	19,617,246.67	460,244,081.69
1938	428,491,277.80	42,153,857.45	19,960,314.03	490,605,449.28
First Half 1939	212,116,973.40	20,914,186.16	9,755,788.88	242,786,948.44
1939–40	430,844,296.95	41.834,342.00	19,720,504.68	492,399,143.63
1940–41	433,240,599.51	42,490,545.23	19,102,928.29	494,834,073.03
1941–42	423,836,501.35	40,559,448.46	18,971,286.47	483,367,236.28
1942–43	422,819,738.82	40,966,736.67	19,925,326.23	483,711,801.72
1943–44	425,559,962.39	42,073,256.20	21,549,221.66	489,172,440.25
1944–45	401,349,701.05	39,834,468.50	20,735,383.06	461,919,561.61
1945–46	388,109,329.28	38,413,354.08	20,142,673.83	445,665,357.19
1946–47	392,850,025.62	38,856,282.09	20,181,992.90	451,888,300.61
1947–48	447,339,409.72	41,969,953.32	21,158,433.77	510,467,796.81
1948–49	460,234,577.19	44,269,195.10	20,776,388.84	525,280,161.13
1949–50	471,607,134.36	47,430,661.06	21,413,007.02	540,450,802.44
1950–51	517,643,343.58	53,463,262.80	24,234,950.31	595,341,556.69
1951–52	533,538,543.32	55,166,201.59	26,156,318.64	614,861,063.55

EXEMPT

PROPERTY

1951–52

CHART OF EXEMPT PROPERTIES BY OWNERSHIP



Exempt Properties:		
New York City	$4,430,401,500	66.5%
New York State	55,993,075	.9%
U. S. Government	359,292,400	5.4%
Housing	604,106,184	9.1%
Total	$5,449,793,159	81.9%
Miscellaneous		
Religious	$ 375,641,735	5.6%
Hospitals and Asylums	234,017,150	3.5%
Schools and Libraries	149,977,150	2.3%
Benevolent Organizations	130,812,100	1.9%
Cemeteries	77,853,356	1.2%
State Housing	3,496,000	.1%
Pensioners, Clergy, Parsonages, etc.	44,879,825	.7%
Port of New York Authority	149,042,255	2.2%
Foreign Government Properties	750,000	......
United Nations	41,000,000	.6%
Total Miscellaneous	$1,207,469,571	18.1%
Grand Total Exempt Property	$6,657,262,730	100.0%

RECAPITULATION OF EXEMPT PROPERTY IN THE CITY OF NEW YORK

CLASS	MISCELLANEOUS	1951-52
1	Pensioners	$ 41,056,525
2	Churches, Synagogues, Monasteries, Convents	375,641,735
3	Asylums & Homes	41,161,250
4	Hospitals, Infirmaries & Dispensaries	192,855,900
5	Religious, Social, Moral & Mental, Fire & Benevolent Association, etc	130,812,100
6	Colleges, Schools, etc	141,102,550
7	Cemeteries	77,853,356
8	Libraries (Other than City)	8,874,600
9	Parsonages	3,297,100
11	Clergy	526,200
12A	State Housing	3,496,000
12F	Foreign Government Properties by Treaty	750,000
12U	United Nations	41,000,000
	TOTAL	$1,058,427,316

UNITED STATES GOVERNMENT

50	Forts	$ 52,215,000
51	Navy Yard	74,549,400
52	Post Office	60,342,500
53	Custom House	9,644,400
54	Quarantine	1,474,000
56	Lighthouses	1,905,000
57	Barge Office	500,000
58	Army Building	55,587,200
59	Assay Office	5,700,000
60	Treasury	7,250,600
61	U. S. Government Prison	330,000
62	U. S. Appraisers Stores	7,670,000
63	Government Land Under Water	87,000
64	Cemeteries	281,000
65	Hospitals	28,579,300
66	Government Lands and Buildings	53,177,000
	TOTAL	$ 359,292,400

STATE OF NEW YORK

36	Armories & Arsenals	$ 7,812,500
38	Hospitals	34,325,200
39	State Lands & Buildings	13,526,075
40	Public Works	44,300
41	Labor Department	285,000
	TOTAL	$ 55,993,075
37	Port of New York Authority	$ 149,042,255

RECAPITULATION OF EXEMPT PROPERTY IN THE CITY OF NEW YORK

(continued)

CLASS	CITY OF NEW YORK	1951-52
13	Bath Houses	$ 3,295,000
14	Recreational Piers	2,240,305
15	Board of Education	536,950,800
16	Fire Department	16,873,500
17	Dept. of Sanitation	32,057,275
18	Dept. of Water Supply, Gas & Electricity	330,994,750
19	Dept. of Marine & Aviation	307,011,000
20	Dept. of Public Works	209,344,250
20A	Triboro Bridge and Tunnel Auth.	135,560,160
21	Dept. of Correction	35,165,000
22	Dept. of Welfare	45,642,000
23	Dept. of Parks	1,061,848,550
24	Armories	16,788,000
25	Dept. of Health	7,673,600
26	Libraries (City)	43,205,800
27	Police Dept.	11,805,700
28	Sewerage System	234,923,695
29	Fire & Police Elec. System	14,618,700
30	Corporation Yards	2,817,900
30A	N. Y. City Housing Authority (Conduits)	88,600
31	Markets	20,008,500
32	Bd. of Transportation	1,109,325,410
33	Public Buildings & Places	133,369,725
34	Easements for Street Purposes	6,319,880
35	Dept. of Hospitals	109,963,400
35A	Queens Midtown Tunnel (N. Y. C. Tunnel Authority)	2,510,000
	TOTAL	$4,430,401,500
	PUBLIC HOUSING	
101	Federal-Aided Projects (WPA)	$ 20,765,000
102	Federal-Aided Projects	78,236,000
102A	New Federal-Aided Projects	4,458,800
103	Federal-Emergency Housing	21,341,765
104	State-Aided Projects	184,167,519
105	State-Aided Projects (Rehab.)	1,472,000
106	City Program Part 1	18,460,000
107	City Program Part 2	46,299,875
108	City Program Part 3	132,909,225
	TOTAL PUBLIC HOUSING	$ 508,110,184
109	Limited Dividend	27,965,400
110	Redevelopment Houses	68,030,600
	GRAND TOTAL	$ 604,106,184

VALUATIONS OF EXEMPT REAL ESTATE BY BOROUGHS

Manhattan	$3,300,253,117
The Bronx	721,390,851
Brooklyn	1,632,151,020
Queens	804,335,437
Richmond	199,132,305
TOTAL	$6,657,262,730

RECAPITULATION OF BUILDING CLASSIFICATION FOR 1951–52*

Building Classification	MANHATTAN No. of Buildings	Land	Total	THE BRONX No. of Buildings	Land	Total	BROOKLYN No. of Buildings	Land	Total
A One-Family Dwellings......	5,922	$ 102,739,270	$ 163,298,810	22,699	$ 63,675,590	$ 176,103,285	83,335	$ 227,732,410	$ 610,371,770
B Two-Family Dwellings.....	1,578	20,460,180	31,053,950	20,033	64,939,310	190,601,965	98,715	302,424,880	855,217,471
C Walk-Up Apts.............	36,485	691,217,165	1,201,472,965	18,687	189,522,360	694,464,455	66,537	295,947,261	1,020,086,860
†D Elevator Apts.............	3,942	597,548,825	1,549,567,025	1,531	84,173,100	432,312,000	1,718	88,674,885	428,353,260
E Warehouses...............	876	38,761,450	101,165,100	200	4,625,800	17,374,500	818	16,012,000	41,521,300
F Factories..................	948	46,545,000	126,806,400	795	14,196,400	44,372,200	4,300	52,167,100	186,544,700
G Garages..................	2,159	87,250,900	160,788,750	2,418	28,842,570	56,809,695	4,791	47,908,700	102,010,575
H Hotels....................	425	151,837,500	339,517,500	6	792,000	2,199,000	38	2,965,300	12,592,000
J Theatres..................	234	69,852,000	104,430,000	92	12,068,000	22,506,000	230	15,444,550	38,705,200
K Store Bldgs...............	1,801	275,523,320	380,424,000	2,577	116,034,900	166,100,400	3,507	105,059,200	172,156,100
L Loft Bldgs................	7,407	555,694,700	1,106,102,550	54	1,723,900	4,470,000	488	13,694,225	46,569,675
O Office Bldgs..............	1,172	773,659,300	1,627,094,500	66	6,954,800	16,177,600	218	17,993,850	50,957,700
S Misc. Bldgs...............	1,904	141,682,600	240,361,950	2,878	28,562,850	52,985,800	6,208	86,960,250	174,702,050
TOTAL ALL BLDGS...	64,853	$3,552,772,210	$7,132,083,500	72,036	$ 616,111,580	$1,876,476,900	270,903	$1,272,984,611	$3,739,788,661
V Vacant Land (Parcels).....	(2,709)	76,912,715	76,912,715	(23,029)	82,131,342	82,131,342	(26,101)	76,686,802	76,686,802
GRAND TOTAL.......	....	$3,629,684,925	$7,208,996,215	....	$ 698,242,922	$1,958,608,242	....	$1,349,671,413	$3,816,475,463

Building Classification	QUEENS No. of Buildings	Land	Total	RICHMOND No. of Buildings	Land	Total	CITY-WIDE No. of Buildings	Land	Total
A One-Family Dwellings......	166,145	$ 268,680,285	$1,001,851,640	30,155	$ 42,566,975	$ 150,633,310	308,256	$ 705,394,530	$ 2,102,258,815
B Two-Family Dwellings.....	66,600	147,379,985	534,061,260	8,348	13,303,095	57,773,070	195,274	548,507,450	1,668,707,716
C Walk-Up Apts.............	18,087	97,407,515	434,777,010	755	2,370,800	11,447,125	140,551	1,276,465,101	3,362,248,415
†D Elevator Apts.............	943	59,313,250	305,208,325	12	293,500	2,587,000	8,146	830,003,560	2,718,027,610
E Warehouses...............	444	8,568,650	32,550,325	144	1,513,150	3,106,150	2,482	69,481,050	195,717,375
F Factories..................	1,205	38,414,125	139,292,925	688	4,452,875	17,585,375	7,936	155,775,500	514,601,600
G Garages..................	2,726	27,881,250	54,415,275	326	1,637,800	3,723,750	12,420	193,521,220	377,748,045
H Hotels....................	42	895,300	2,497,000	14	64,200	165,000	525	156,554,300	356,970,500
J Theatres..................	104	8,911,750	21,056,000	14	477,950	1,735,500	674	106,754,250	188,432,700
K Store Bldgs...............	3,684	116,306,875	192,447,850	741	4,776,375	10,074,050	12,310	617,700,670	921,202,400
L Loft Bldgs................	31	1,199,600	5,151,000	14	68,100	203,200	7,994	572,380,525	1,162,496,425
O Office Bldgs..............	200	13,404,650	28,869,100	54	1,033,575	3,018,600	1,710	813,046,175	1,726,117,500
S Misc. Bldgs...............	7,804	55,794,305	104,826,005	1,671	5,143,365	8,742,100	20,465	318,143,370	581,617,905
TOTAL ALL BLDGS...	268,015	$ 844,157,540	$2,857,003,715	42,936	$ 77,701,760	$ 270,794,230	718,743	$6,363,727,701	$15,876,147,006
V Vacant Land (Parcels).....	(48,813)	135,817,404	135,817,404	(40,009)	45,788,475	45,788,475	(140,661)	417,336,738	417,336,738
GRAND TOTAL.......	....	$ 979,974,944	$2,992,821,119	....	$ 123,490,235	$ 316,582,705	....	$6,781,064,439	$16,293,483,744

---

* Recapitulation of Building Classification computed Bi-Annually.

† Includes land value only of those projects in which building valuations are exempt to the extent of $212,132,919 pursuant to the provisions of the Public Housing Law and the Redevelopment Companies Law.

STATE OF NEW YORK
STATE BOARD OF EQUALIZATION AND ASSESSMENT
STATE EQUALIZATION TABLE FOR THE YEAR 1951

COUNTIES	Assessed Valuation of Taxable Real Property 1950	Rate of Assessment	Full Valuation of Taxable Real Property	Amount Deducted from Assessed Value of Taxable Real Property	Amount Added to Assessed Value of Taxable Real Property	Value of Taxable Real Property Equalized at Average Rate of Assessment for State
1 Albany	$ 394,611,447	86	$ 456,306,826	....	$ 32,043,914	$ 426,655,361
2 Allegany	69,703,874	99	70,286,894	$ 3,984,322	....	65,719,552
3 Bronx	2,300,897,108	96	2,396,767,821	59,874,659	....	2,241,022,449
4 Broome	233,018,213	87	267,169,907	....	16,790,615	249,808,828
5 Cattaraugus	78,328,725	83	94,601,378	....	10,125,321	88,454,046
6 Cayuga	89,529,845	96	93,364,254	2,232,533	....	87,297,312
7 Chautauqua	167,622,965	78	214,068,845	....	32,535,383	200,158,348
8 Chemung	90,910,580	70	129,812,718	....	30,466,724	121,377,304
9 Chenango	35,745,182	86	41,673,744	....	3,220,543	38,965,725
10 Clinton	27,706,254	54	51,093,126	....	20,066,768	47,773,022
11 Columbia	41,510,725	52	80,165,626	....	33,445,625	74,956,350
12 Cortland	44,658,803	94	47,331,872	402,623	....	44,256,180
13 Delaware	41,887,111	82	51,039,057	....	5,835,356	47,722,467
14 Dutchess	154,283,532	63	243,828,200	....	73,700,366	227,983,898
15 Erie	1,464,506,265	92	1,591,374,233	....	23,458,214	1,487,964,479
16 Essex	41,043,339	77	53,638,023	....	9,109,209	50,152,548
17 Franklin	38,890,195	69	56,537,523	....	13,973,440	52,863,635
18 Fulton	54,511,688	78	70,294,542	....	11,215,015	65,726,703
19 Genesee	62,054,578	81	76,619,154	....	9,585,755	71,640,333
20 Greene	21,206,817	54	39,492,824	....	15,719,707	36,926,524
21 Hamilton	13,489,318	56	23,992,105	....	8,943,746	22,433,064
22 Herkimer	81,048,931	76	107,111,998	....	19,102,777	100,151,708
23 Jefferson	103,697,536	90	115,353,420	....	4,160,055	107,857,591
24 Kings	4,239,910,858	98	4,326,439,651	194,609,391	....	4,045,301,467
25 Lewis	22,245,913	71	31,161,633	....	6,890,793	29,136,706
26 Livingston	55,871,136	92	61,013,218	....	1,177,357	57,048,493
27 Madison	46,792,463	88	53,056,865	....	2,816,692	49,609,155
28 Monroe	807,356,805	92	873,762,707	....	9,627,562	816,984,367
29 Montgomery	50,238,520	65	77,587,961	....	22,307,665	72,546,185
30 Nassau	1,447,296,940	100	1,447,296,940	94,047,408	....	1,353,249,532
31 New York	8,291,241,400	100	8,291,241,400	538,776,624	....	7,752,464,776
32 Niagara	311,887,397	87	360,184,499	....	24,891,802	336,779,199
33 Oneida	251,002,512	87	287,473,031	....	17,790,114	268,792,626
34 Onondaga	490,921,811	91	538,838,618	....	12,902,309	503,824,120
35 Ontario	89,790,366	88	101,723,937	....	5,323,405	95,113,771
36 Orange	202,513,176	88	229,201,080	....	11,794,093	214,307,269
37 Orleans	37,297,893	95	39,424,520	435,234	....	36,862,659
38 Oswego	68,550,732	74	92,255,243	....	17,709,635	86,260,367
39 Otsego	54,816,745	82	66,665,764	....	7,516,983	62,333,728
40 Putnam	42,906,008	73	58,969,652	....	12,231,712	55,137,720
41 Queens	3,216,641,925	93	3,458,754,758	....	17,358,044	3,233,999,969
42 Rensselaer	131,325,183	82	160,672,096	....	18,906,212	150,231,395
43 Rockland	73,304,362	56	129,846,751	....	48,104,763	121,409,125
44 Richmond	347,447,084	96	361,924,046	9,041,376	....	338,405,708
45 St. Lawrence	88,580,919	79	112,266,285	....	16,390,144	104,971,063
46 Saratoga	81,468,382	67	120,997,131	....	31,666,184	113,134,566
47 Schenectady	242,829,563	91	267,706,569	....	7,481,054	250,310,617
48 Schoharie	20,522,012	76	27,177,475	....	4,889,432	25,411,444
49 Schuyler	12,870,823	82	15,791,452	....	1,894,478	14,765,301
50 Seneca	23,819,138	68	35,173,555	....	9,068,790	32,887,928
51 Steuben	72,684,528	72	100,511,682	....	21,295,762	93,980,290
52 Suffolk	391,666,065	77	509,223,828	....	84,467,677	476,133,742
53 Sullivan	89,365,423	81	110,514,007	....	13,967,227	103,332,650
54 Tioga	29,390,400	97	30,316,999	1,043,443	....	28,346,957
55 Tompkins	72,382,362	95	76,330,736	1,011,705	....	71,370,657
56 Ulster	96,198,423	42	229,515,397	....	118,402,738	214,601,161
57 Warren	74,008,797	86	85,788,840	....	6,205,363	80,214,160
58 Washington	44,238,203	87	50,790,859	....	3,252,194	47,490,397
59 Wayne	59,708,799	83	71,580,547	....	7,220,343	66,929,142
60 Westchester	1,673,803,836	96	1,752,201,969	35,462,436	....	1,638,341,400
61 Wyoming	37,605,688	96	38,998,943	1,140,952	....	36,464,736
62 Yates	22,569,370	76	29,499,966	....	5,013,646	27,583,016
Total	$29,063,934,991	..	$31,083,804,700	$942,062,706	$942,062,706	$29,063,934,991

Average rate of assessment for State, 93.50185819 + per cent.

RETIRED FROM ACTIVE SERVICE

PATRICK HERLIHY—Assessor	July 1, 1950
HENRY S. BLACK—Assistant Surveyor	October 1, 1950
GEORGE COHEN—Junior Assessor	November 15, 1950
WILLIAM S. MORGENROTH—Junior Assessor	January 1, 1951
LESTER BOWEN—Junior Assessor	January 1, 1951
LOUIS P. LENGEMANN—Junior Assessor	February 1, 1951
CLAUDE BALLARD—Assessor	February 1, 1951
AUGUST H. LEUCHT—Surveyor	March 1, 1951
JAMES A. POWERS—Assessor	April 1, 1951
JOSEPH A. MAYERS—Assessor	April 1, 1951
JOHN A. GHIGLIOTTI—Junior Assessor	June 4, 1951
JOSEPH WALDMAN—Assessor-in-Charge	June 16, 1951
ANDREW MASSET—Assessor	June 16, 1951

MILITARY HONOR ROLL

JULES B. ANTONVILLE	Clerk
SOLOMON FINKELSTEIN	Clerk
HERBERT C. HOBBS, JR.	Assessor
ROBERT M. HORNER	Clerk
JAMES F. NATOLI	Clerk
MARCY SCHOFLER	Assessor

IN MEMORIAM

ROBERT M. CARBERRY—Assessor	July 1, 1950
JOHN R. RYAN—Clerk	March 10, 1951
JAMES F. PAULDING—Bookbinder	April 11, 1951

STATISTICAL INDEX

PAGE

Aggregate taxable real estate, 1925 to 1951-52 . . . 50
Applications for Correction, number of (Ordinary Real Estate) . . . 24
Applications for Correction, number of (Real Estate of Utility Corporations) . . . 29
Applications for Correction and Exemption, number of . . . 25
Assessed valuations
  Changes in—see *Changes*
    Trend of values, 1925 to 1951-52 . . . 45

Bronx, The
  Assessed value, all real estate . . . 21
  Building classifications, 1951-52 . . . 56
  Changes for 1951-52 . . . 23
  Tax Rate and Levy . . . 51
  Values by sections . . . 35

Brooklyn
  Assessed value of all real estate, 1951-52 . . . 21
  Building classifications, 1951-52 . . . 56
  Changes for 1951–52 . . . 23
  Tax rate and levy . . . 51
  Values by sections . . . 37
Building classifications, number and value of . . . 56

Calendar of the Tax Department . . . 11
Changes in assessed valuations . . . 47
Clergy exemptions . . . 54
Comparative values
  Building classes . . . 56
  Exempt and taxable properties . . . 44
    Ordinary real estate by boroughs 45

Demolitions, 1951-52 . . . 23

Equalization
  By assessors and commissioners, see *Increases or Reductions*
  State equalization rates . . . 57
Exempt property, recapitulation . . . 54
  Proportion of all real estate . . . 44
  New, 1951-52 . . . 26
  Chart by Ownership . . . 53

Field increases—see *Increases by assessors*
Final assessed values—see *Assessed valuations*

PAGE

Improvement values
  Sections and boroughs . . . 33
  Trend of . . . 45
Increases by assessors, 1951-52 . . . 23
Increases for equalization, 1951-52 . . . 23
Increases for new improvements, 1951-52 . . . 23
Increase by notice, 1951-52 . . . 26

Land values
  By sections and boroughs . . . 33
  Trend of . . . 45
Loss to street, 1951-52 . . . 23

Manhattan
  Assessed value, all real estate, 1951-52 . . . 21
  Building classifications, 1951-52 . . . 56
  Changes for 1951-52 . . . 23
  Tax rate and levy . . . 51
  Values by sections . . . 33
Maps of
  City of New York . . . 20
    Bronx, The . . . 34
    Brooklyn . . . 36
    Manhattan . . . 32
    Queens . . . 38
    Richmond . . . 41
Miscellaneous exemptions . . . 54

New buildings, 1951-52 . . . 23
New exemptions, 1951-52 . . . 26
New improvements—see *Increases for new improvements*
Net reductions or increases . . . 22
  By sections . . . 35
New York City
  Assessed value, 1951-52 . . . 26
  Exempt property of . . . 55
New York State
  Exempt property of . . . 54
  Equalization table . . . 57
Number of buildings . . . 56

Ordinary real estate
  Assessed value, 1951-52 . . . 21
  Changes, 1932 to 1951-52 . . . 47
  Changes, 1951-52 by assessors . . . 23
  Changes, 1951-52 by commissioners 26
  Comparative values by boroughs . . 45
  Increases or decreases over 1950-51 and 1951-52 . . . 22

STATISTICAL INDEX (continued)

PAGE

- Proportion of all real estate....... 44
- Tax levy, 1925 to 1951-52........ 51
- Trend of values, 1925 to 1951-52.. 45
- Values by sections............... 35

Parsonage exemptions
- New exemptions, 1951-52......... 26
- Value of exempt property........ 54

Pensioners exemptions
- New exemptions, 1951-52......... 26
- Value of exempt property........ 54

Port of New York Authority Exemption.......................... 54

Property, types of.................. 56

Public Housing Exemption......... 55

Queens
- Assessed value, all real estate, 1951-52...................... 21
- Building classifications, 1951-52... 56
- Changes for 1951-52............. 23
- Tax rate and levy............... 51
- Value by sections................ 39

Real Estate of Utility Corporations
- Assessed value, 1951-52.......... 28
- Changes by assessors, 1951-52..... 28
- Changes by commissioners, 1951-52 29
- Increases or decreases over 1950-51 and 1951-52.................. 22
- Proportion of all real estate....... 44
- Tax levy, 1925 to 1951-52........ 51
- Trend of values, 1925 to 1951-52.. 48

Reductions on applications, 1951-52. 26

Reductions by assessors, 1951-52.... 23

Reductions by commissioners—see *Reductions on applications*

Reductions for equalization, 1951-52. 23

Reductions in field—see *Reductions by assessors*

PAGE

Richmond
- Assessed value, all real estate, 1951-52...................... 21
- Building classifications, 1951-52... 56
- Changes for 1951-52............. 23
- Tax rate and levy............... 51
- Value by sections................ 42

Sections, values by................ 35

Special franchises
- Assessed value, 1951-52.......... 21
- Proportion of all real estate....... 44
- Tax levy on, 1925 to 1951-52..... 51
- Values, 1925 to 1951-52.......... 50

Taxable real estate
- 1925 to 1951-52.................. 50
- 1951-52 by boroughs............. 21

Proportion of..................... 44

Tax rate and levy
- 1925 to 1951-52.................. 51

Tentative values
- 1951-52........................ 23

Transfers from Real Estate of Utility Corporations
- 1951-52...................... 23

United States Government
- Exempt property................ 54
- New exemptions, 1951-52......... 26

Values by building classes.......... 56

Values by sections
- Bronx, The..................... 35
- Brooklyn....................... 37
- Manhattan..................... 33
- Queens........................ 39
- Richmond..................... 42

33